

# LONDON- WEST MIDLANDS ENVIRONMENTAL STATEMENT

## Volume 5 | Technical Appendices

CFA10 | Dunsmore, Wendover and Halton

**Landscape report (LV-001-010)**

Landscape and visual assessment

November 2013

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Department  
for Transport

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# 1 Introduction

- 1.1.1
- The landscape and visual appendix for the Dunsmore, Wendover and Halton community forum area (CFA10) comprises:
  - a summary of engagement with technical stakeholders (Part 1);
  - an environmental baseline report (Part 2);
  - assessment matrices (Part 3); and
  - a schedule of not significant effects (Part 4).
- 1.1.2
- Maps referred to throughout the landscape and visual appendix are contained in the Volume 5, Landscape and Visual Assessment Map Book.

# Part 1 Engagement with technical stakeholders

## 1 Introduction

1.1.1 This Section describes engagement that has been undertaken with technical stakeholders in relation to the landscape and visual assessment for CFA10.

Table 1: Stakeholder engagement

Stakeholder	Comment	Response
Chilterns Conservation Board  July 2012	Stakeholder letter issued 31 July 2012.  Meeting held to discuss viewpoints 29 August 2012.  Response received suggesting additional viewpoints and photomontages consideration including a greater sample of viewpoints from positions further away from the line to show the Proposed Scheme in the context of the wider area of outstanding natural beauty (AONB) landscape.  Meeting held to discuss the draft Environmental Statement (ES) 19 June 2013.	Proceed with viewpoints as sent out for consultation with minor modifications resulting from feedback and from site survey. Also included within the assessment are views from the escarpment out into the vale, and views from the vale towards the escarpment, a south-easterly view down the valley from Bacombe Hill, views north from Rocky Lane, and a view from Boddington Hill.
National Trust (NT)  August 2012	Stakeholder letter issued 7 August 2012.  NT responded 11 October 2012 with request for further viewpoints and photomontages.	Additional data issued.  Proceed with viewpoints as sent out for consultation with minor modifications resulting from feedback and from site survey.
Buckinghamshire County Council (BuCC)  August 2012	Stakeholder letter issued 15 August 2012.  Request for digital output of viewpoints.  Meeting held to discuss the draft ES 19 June 2013.  BuCC responded 24 October 2012 with comments/areas of interest and additional viewpoints as follows: <ul style="list-style-type: none"><li>Grim’s Ditch, Wendover Dean (photomontage requested);</li><li>Firecrest Pub, south of Wendover (photomontage requested);</li><li>Bacombe Hill, west of Wendover (photomontage requested);</li><li>Wellwick Farm, south of Wendover (photomontage requested);</li><li>Cobblers Hill south-east of Dunsmore;</li><li>Boddington Hill, east of Wendover (photomontage requested);</li><li>Upper Wendoverdean Farm, Wendover Dean;</li><li>Hampdenleaf Wood, south of Dunsmore; and</li><li>west of Wendover.</li></ul>	Digital data issued.  Proceed with viewpoints as sent out for consultation with modifications resulting from feedback and from site survey.
Natural England (NE)  September 2012	NE responded to initial consultation 25 September 2012. NE encourages the local authorities to comment on viewpoints in their local communities and landscapes that are important to them.  Meeting held to discuss the draft ES 19 June 2013.	Comments taken into consideration.
Wycombe District Council  September 2012	Stakeholder letter issued 25 September 2012.  Response received via BuCC.	Additional viewpoints taken into consideration as per the request of BuCC.
Aylesbury Vale District Council	Stakeholder letter issued 9 October 2012.	Additional viewpoints taken into consideration as per the request of BuCC.

October 2012	Response received via BuCC. Meeting held to discuss the draft ES 19 June 2013.	
Chiltern District Council	Stakeholder letter issued 9 October 2012.	Additional viewpoints taken into consideration as per the request of BuCC.
October 2012	Response received via BuCC. Meeting held to discuss the draft ES 19 June 2013.	

# Part 2 Environmental baseline report

## 1 Introduction

- 1.1.1
- This Section describes the baseline for landscape character areas (LCA) and visual assessment viewpoints located within the study area for this CFA. A summary of the landscape and visual baseline is provided in Volume 2, CFA Report 10, Dunsmore, Wendover and Halton, Section 9. The LCA Maps LV-02-034 to LV-02-039 (Volume 5, Landscape and Visual Assessment Map Book), which are based on an aerial photograph, also help to provide an overview of the character of the area, illustrating the pattern of development, distribution of open spaces and spread of vegetation.
- 1.1.2
- This Section is organised as follows:
  - information on each LCA identified within the study area, including a description of the area and an analysis of the condition, tranquillity, value and sensitivity of each LCA. These are ordered from south to north along the route of the Proposed Scheme;
  - information on the nature of the existing views towards the Proposed Scheme from identified representative visual assessment viewpoints, during both winter and summer, and daytime and night-time where relevant. These are ordered from south to north along the route of the Proposed Scheme; and
  - future baseline conditions are also described.

## 2 Landscape character assessment

- 2.1.1
- The LCA have been determined with reference to a number of published studies, at the national, county and local level. Those of relevance to the study area are described below:
  - the Natural England National Character Area 110: Chilterns<sup>1</sup>, which summarises the area as a distinct outcrop of chalk which is extensively farmed and wooded, and the Natural England National Character Area 108: Upper Thames Clay Vales<sup>2</sup>, which summarises the area as a low-lying and undulating clay landscape ;
  - the Landscape Plan for Buckinghamshire Part 1<sup>3</sup>. The study area includes four landscape character zones, Z6 – Southern Clay Vale, Z8 – Escarpment and Foothills, Z9 – River Valleys, and Z10 – Incised Dip Slope;
  - the Chiltern District Landscape Character Assessment<sup>4</sup>, which identifies 18 LCA within the Chiltern District. The study area incorporates the Lee and Buckland Common LCA, an undulating plateau;
  - the Wycombe District Landscape Character Assessment<sup>5</sup>, which identifies 20 LCA within the Wycombe District. The study area lies within four LCA including the Great Hampden LCA, a wooded plateau, the Coombe Hill and Whiteleaf LCA, an area of chalk escarpment, the Risborough Foothills LCA, chalk foothills, and the Longwick Vale LCA, a vale landscape;
  - the Aylesbury Vale District Landscape Character Assessment<sup>6</sup>, which identifies 79 LCA within the Aylesbury Vale District. The study area lies within seven LCA including the Wendover Gap LCA, a chalk valley, the Chiltern Scarp (Wendover West) and Chiltern Scarp (Wendover East) LCA, which are classified as chalk escarpment, the Chiltern Dip Slope (Chivery Top) LCA, which is described as a chalk dip slope landscape, the Wendover Foothills (West) and Wendover Foothills (East) LCA, which are classified as chalk foothills, and the Southern Vale LCA, which is described as a vale landscape; and
  - the Chilterns AONB Management Plan 2008 – 2013<sup>7</sup>, which outlines the global, national and regional context of the AONB and the area’s special qualities, and the Changing Landscape of Chilterns<sup>8</sup>, which outlines the findings of the Chilterns historic landscape characterisation project.
- 2.1.2
- Descriptions of all the LCA identified within the study area are provided below. The LCA are shown on Maps LV-02-34 to LV-02-39 (Volume 5, Landscape and Visual Assessment Map Book). A summary description of the LCA most likely to be affected is included in Volume 2, CFA Report 10, Section 9.

<sup>1</sup> Natural England (2013), *National Character Area 110 Chilterns*.

<sup>2</sup> Natural England (2013), *National Character Area 108 Upper Thame Clay Vales*.

<sup>3</sup> Buckinghamshire County Council (2001), *Landscape Plan for Buckinghamshire Part 1: Landscape Character Assessment*.

<sup>4</sup> Land Use Consultants (2011), *Chiltern District Landscape Character Assessment’ Prepared for Buckinghamshire County Council and Chiltern District Council*.

<sup>5</sup> Land Use Consultants (2011), *Wycombe District Landscape Character Assessment’ Prepared for Buckinghamshire County Council and Wycombe District Council*.

<sup>6</sup> Jacobs (2008), *Aylesbury Vale Landscape Character Assessment’ Prepared for Buckinghamshire County Council and Aylesbury Vale District Council*, 2008.

<sup>7</sup> Chilterns Conservation Board (2008), *Chilterns Area of Outstanding Natural Beauty Management Plan 2008 – 2013: A Framework for Action*.

<sup>8</sup> Chilterns Conservation Board (2009), *The Changing Landscape of the Chilterns’ Chilterns Historic Landscape Characterisation Project*.

2.1.3 Where LCA are located across boundaries between other CFA (i.e. CFA9 Central Chilterns and CFA11 Stoke Mandeville and Aylesbury), the baseline descriptions for these LCA are reported in each CFA section in their entirety.

The Lee Undulating Valley Slopes LCA

This LCA occupies the north-eastern side of the valley overlooking Wendover Gap. The valley separates two sections of the dramatic Chilterns chalk escarpment which is one of the defining features of the Chiltern Hills AONB. This LCA, a transitional landscape, is associated in part with the level plateau landscape identified in the AONB management plan. The topography gives rise to a pattern of ridges and valleys, some of which are dry. Numerous narrow winding roads and sunken lanes such as Leather Lane traverse this landscape. These are usually lined with dense mature trees and hedgerows, linking small traditional settlements such as Kingsash and The Lee together.

Land use is a mix of larger arable fields and smaller fields of pasture. These are usually bounded by dense hedgerows with frequent mature trees. Extensive areas of woodland are located to the north and east in the vicinity of Kingsash and Lee Common. Rectangular blocks of woodland are dispersed throughout the farmland and some, such as Rushmoor Wood, are classified as ancient woodland.

The extensive vegetated cover limits long-distance panoramas. Some panoramic long-distance views however, are available in the vicinity of Kingsash, a key characteristic of the landscape, and are focussed on the steep sided valley farmland in the foreground and the distant farmland on the south-western side of the Wendover Gap valley. The Chiltern Way public right of way (PRoW) crosses this valley and landscape at Wendover Dean, whilst the Chiltern Link PRoW extends north to south from Kingsash.

The Lee Undulating Valley Slopes LCA lies within the wider Lee and Buckland Common LCA as published by Chiltern District Council.

Landscape condition

The buildings, surfaces and vegetation, in particular mature trees, within the area are generally well maintained; therefore the overall condition of the landscape is considered to be good.

Tranquillity

Tranquillity is considered to be high owing to the sense of seclusion due to the noticeable absence of busy transport routes, the extent of woodland cover and the perception of nature. In addition, traffic and light pollution are limited in this rural area.

Landscape value

This LCA is valued at a national level as it lies within the Chilterns AONB designated landscape.

Sensitivity

Due to the good condition, national value and high tranquillity of the landscape, this character area has a high sensitivity to change.

Figure 1: The Lee Undulating Valley Slopes LCA Date taken: 12 October 2012. Nikon D6o 18mm lens (cropped)



Wendover Gap LCA

The Wendover Gap comprises a well-defined, steep sided sweeping valley with a north-west to south-east orientation, the northern end of which marks a gap in the Chilterns chalk escarpment. This LCA represents one of the characteristic arterial valleys of the Chilterns AONB. The settlement of Wendover is located to the north of this valley, although built-up areas are generally sparse throughout, with dispersed farmsteads more commonplace.

Arable farmland is located in the valley bottom with pasture on the steeper valley sides. The high quality of the landscape is reflected in its status as part of the Chilterns AONB. Medium to large areas of woodland, such as Sermon’s Wood and Coxgrove Wood, are scattered throughout the valley. Cockshoots Wood is designated as an area of ancient semi-natural woodland, albeit with some areas of replanting. Winding roads and sunken laneways extend up the valley sides and are usually lined by tall hedgerows.

A key communications corridor, which includes the A413 London Road and the Marylebone to Aylesbury Line, passes through this characteristic arterial valley of the Chilterns AONB along the valley floor. It connects the settlements in the Aylesbury Vale to the Midlands to the north-west and the metropolitan area of London to the south-east. Pylons and National Grid overhead power lines traverse the rural farmland on the north-eastern side of the valley.

Landscape condition

This landscape is generally well maintained and in good condition although detracting elements include pylons and National Grid overhead power lines, the A413 and the Marylebone to Aylesbury Line. Hedgerow and woodland vegetation is in a generally healthy condition.

Tranquillity

Busy road and rail routes occupy the valley floor and are visible and often audible from many locations in the area. Therefore the level of tranquillity is considered to be low.

Landscape value

The landscape is valued as nationally important as it lies within the Chilterns AONB designated landscape.

Sensitivity

Due to its good condition and national value the area has a high sensitivity to change, despite the low level of tranquillity.

Figure 2: Wendover Gap LCA Date taken: 18 September 2012. Nikon D6o 18mm lens (cropped)





## Great Hampden LCA

The undulating landform is covered to a large extent with dense woodland, much of which is classified as ancient woodland. This provides a strong sense of enclosure and, despite the relatively high elevation, restricts views across the lower-lying vale.

The settlement of Dunsmore, which is located to the north of Hampdenleaf Wood, is served by a local road with limited traffic and an extensive network of PRoW, including the South Bucks Way.

**Landscape condition**  
Although some boundary fencing is dilapidated, the overall condition of the buildings, surfaces and woodland is well maintained. Therefore the overall landscape condition is considered to be good.

**Tranquillity**  
Due to the widespread tree cover and the sense of enclosure this affords, in combination with the limited visual detractors present in the landscape, this area is considered to have a high level of tranquillity.

**Landscape value**  
This LCA is valued at a national level as it lies within the Chilterns AONB designated landscape.

**Sensitivity**  
Due to the good condition, national value and high tranquillity of the landscape, this character area has a high sensitivity to change.

Figure 3: Great Hampden LCA Date taken: 18 September 2012. Nikon D60 18mm lens (cropped)



## Chiltern Dip Slope (Chivery Top) LCA

This LCA encompasses part of the Chilterns chalk dip slope and comprises medium sized arable fields surrounded by extensive woodland cover. These large woodlands include Cock’s Hill and Baldwin’s Wood which comprise areas of ancient woodland together with more recent plantations including conifers. An extensive network of PRoW traverses this LCA. Also located within this LCA is a section of the Grim’s Ditch scheduled monument, bank and ditch earthworks which are Iron Age in origin.

**Landscape condition**  
The general pattern of elements, including existing woodland cover, is unified and there are few detracting features. Wooded areas with PRoW are well maintained. Overall, the condition of this LCA is generally considered to be good.

**Tranquillity**  
The area is enclosed by woodland leading to a sense of seclusion. There is limited intervisibility with the busy valley to the west. As a consequence, this area has a high level of tranquillity.

**Landscape value**  
This LCA is valued at a national level as it lies within the Chilterns AONB.

**Sensitivity**  
Due to its good landscape condition, high tranquillity, and national value the area has a high sensitivity to change.

Figure 4: Chiltern Dip Slope (Chivery Top) LCA Date taken: 12 October 2012. Nikon D60 18mm lens (cropped)





Chiltern Scarp (Wendover East) LCA

This LCA encompasses a part of the Chilterns escarpment. Two parts of this irregular shaped LCA fall within the study area: Boddington Hill to the north and Hale Wood to the south. These areas of escarpment form the edge of the Wendover Gap LCA to the west and the features of this LCA provide the landscape setting to the lower-lying adjacent Wendover Gap LCA.

The chalk escarpment in this area is dominated by the extensive Wendover Wood and Halton Wood. The former is an area of mixed coniferous and broadleaved woodland which includes some areas of ancient woodland such as Hale Wood. An extensive network of PRoW traverses the area.

**Landscape condition**  
The extensive woodland cover of the escarpment is a distinctive feature of the area emphasising the strong cohesion within the landscape. The pattern of elements is generally unified and there are few detracting features. Overall the condition of the landscape is good.

**Tranquillity**  
The escarpment abuts the Wendover Gap LCA where visual and noise intrusion from the communications corridor locally reduces the level of tranquillity. Overall however, due to the wooded enclosed nature, the landscape is considered to have a high level of tranquillity.

**Landscape value**  
This LCA is valued at a national level as it lies within the Chilterns AONB designated landscape.

**Sensitivity**  
Due to its good landscape condition, high tranquillity, and national value, the area has a high sensitivity to change.

Figure 5: Chiltern Scarp (Wendover East) LCA Date taken: 11 October 2012. Nikon D6o 18mm lens (cropped)



Settlement (Wendover) LCA

The townscape of Wendover comprises a historically important small market town nestled in a gap of the Chilterns escarpment, with origins dating back to the 10th century. The chalk and flint landscape around Wendover has shaped the architectural distinctiveness of much of the settlement, with flint a common local building material. The town itself is set within a generally rural, farmed landscape.

The linear form of the historic core of the town is still clearly identifiable, with a large number of historic buildings present. Generally, buildings in the centre of Wendover face and abut the pavement and carriageway edges, with the ridgeline of roofs running parallel to the street. This creates a continuous building frontage and leads to a high degree of unity and enclosure.

Watercourses which run through the town form part of a network of feeder streams for the Wendover Arm of the Grand Union Canal. These watercourses are historically important to the town and make a large contribution to the character of the area. The backdrop to the town, formed by the Chiltern Hills, is also a key characteristic of the area.

**Landscape condition**  
The buildings, surface treatment and vegetation within the area are well maintained leading to a high degree of unity. The overall condition is considered to be good.

**Tranquillity**  
The predominant land use in the area is residential, with pockets of open space with a noticeable presence of nature. This, in combination with the strong sense of enclosure afforded by surrounding development and vegetation, increases the level of tranquillity in the area. Busy roads however, which traverse the area reduce the overall level of tranquillity to medium.

**Landscape value**  
Given that the settlement is a distinctive component of the region’s character and is experienced by a large proportion of the population in the surrounding landscape the value of this LCA is considered to be regional.

**Sensitivity**  
Due to the good condition of the townscape, medium level of tranquillity and regional value, the area has a high sensitivity to change.

Figure 6: Settlement (Wendover) LCA Date taken: 18 September 2012. Nikon D6o 35mm lens (cropped)



### Chiltern Scarp (Wendover West) LCA

This LCA features the prominent ridge of Bacombe Hill which forms part of the chalk escarpment associated with the Chilterns AONB. The wooded hilltop is a unique scenic landmark and point of reference in the local landscape. It affords long-distance views, a key characteristic of the landscape, across the Aylesbury Vale to the north and partially screened views across the Wendover Gap chalk valley to the south-east.

There is a large proportion of woodland cover, some of which is ancient, interspersed with areas of calcareous downland. The LCA also features steep sided valleys (coombes) and woodland on steep slopes (hangers). The Ridgeway National Trail traverses this LCA on a west-east axis over the ridgeline along Bacombe Hill.

**Landscape condition**  
The pattern of elements is generally unified and maintained to a high standard with only a few detracting features in the wider landscape setting. Overall the condition of the landscape is considered to be good.

**Tranquillity**  
Due to the presence of extensive public open spaces and the large proportion of woodland cover which encloses this landscape, this LCA is considered to have a high level of tranquillity. Although some detracting features are visible in far-reaching views from the summit of the hill in the lower-lying landscape, these are generally perceived as being detached from this elevated LCA.

**Landscape value**  
The LCA is valued as nationally important as it lies within the Chilterns AONB designated landscape.

**Sensitivity**  
Due to its good landscape condition, high tranquillity and national value, the area is considered to have a high sensitivity to change.

Figure 7: Chiltern Scarp (Wendover West) LCA Date taken: 12 October 2012. Nikon D60 18mm lens (cropped)



### Chiltern Scarp (Coombe Hill) LCA

This LCA comprises a steep wooded chalk escarpment, the highest point being defined by Coombe Hill. This hill summit comprises open calcareous grassland and features a monument dedicated to the soldiers of Buckinghamshire whose lives were lost during the Second Boer War. It is a prominent landmark and point of reference in the wider area. Far-reaching, panoramic views are attainable from the summit of Coombe Hill, a key characteristic of the landscape.

The lower slopes of the chalk escarpment are densely wooded, underling a strong visual unity with the wider chalk escarpment of the Chilterns AONB. The extensive woodland cover of the chalk escarpment is a distinctive feature of the area. The Ridgeway National Trail traverses the landscape.

**Landscape condition**  
The pattern of elements is generally unified and maintained to a high standard with only a few detracting features in the wider landscape setting. Although on occasion there are pockets of refuse and litter within this LCA, overall the condition of the landscape is considered to be good.

**Tranquillity**  
Tranquillity in the area is generally regarded to be high owing to the sense of enclosure afforded in the wooded areas and the sense of separation from visual detractors in the lower-lying vale from the more open summit.

**Landscape value**  
The LCA is valued as nationally important as it lies within the Chilterns AONB designated landscape.

**Sensitivity**  
Due to its good landscape condition, high tranquillity and national value, the area is considered to have a high sensitivity to change.

Figure 8: Chiltern Scarp (Coombe Hill) LCA Date taken: 18 September 2012. Nikon D60 18mm lens (cropped)





Wendover Foothills (West) LCA

The LCA comprises a transitional area between the flat landscapes of the Aylesbury Vale and the steep Chilterns chalk escarpment. It comprises for the most part a gently sloping and open farmed landscape with scarce tree and hedgerow vegetation. This landscape is bordered by the dominant wooded landmarks of Bacombe and Coombe Hills to the south-west, which provide the setting to the area to the west. This transitional landscape is included within the Chilterns AONB, marking the beginning of the open fields of the Aylesbury Vale which gradually merges into the wooded lower slopes of the Chilterns escarpment.

Land use is predominantly a mix of pastoral and arable farming, with the occasional isolated dwelling located in the flat plain. The route of the A413 and the Marylebone to Aylesbury Line pass through this landscape at the edge of the settlement of Wendover to the east of this LCA. Bridge crossings over these transport routes are prominent features across the adjacent arable field network, diminishing the sense of isolation. The vertical emphasis of pylons which traverse the arable farmland running broadly parallel to the A413 also affect the setting of this LCA. These built elements as well as the urban edge of Wendover are prominent in the open landscape. The Aylesbury Ring PRoW traverses the landscape in an east-west axis, broadly following the alignment of the B4009 road.

Landscape condition

Generally the condition of the landscape is considered to be good due to its tidy and managed appearance with features in the landscape, such as fencing, maintained to a high standard. The pattern of elements is generally coherent, although detracting features are present including the pylons, which affect the setting of this LCA.

Tranquillity

Due to its proximity to the built-up area of Wendover and associated light pollution, presence of major infrastructure and vehicular traffic in the immediate setting of this landscape and the relatively open nature of the landscape, the area generally has a low level of tranquillity.

Landscape value

The LCA is valued as nationally important as it lies within the Chilterns AONB designated landscape.

Sensitivity

The landscape is considered to be in a good condition and this in combination with the low level of tranquillity and national value results in a landscape that is considered to have a medium sensitivity to change.

Figure 9: Wendover Foothills (West) LCA Date taken: 12 October 2012. Nikon D60 18mm lens (cropped)



Wendover Foothills (East) LCA

This LCA is an area of transition between the flat landscapes of the Aylesbury Vale and the wooded chalk escarpment, characterised by rising ground and mixed land uses. The open fields of the vale merge gradually into the wooded lower slopes of the escarpment. Land use is predominantly arable farming on the lower slopes but becomes more fragmented on the upper slopes.

Halton House and its associated 19th century designed landscape contributes to the setting of this LCA lying just to the north, beyond the immediate study area. The Wendover Arm of the Grand Union Canal is a notable feature running northwards from Wendover. The Aylesbury Ring and Grand Union Canal Walk PRoW also pass through the area.

Landscape condition

The pattern of elements is coherent and there are few detracting features. Therefore, the condition of the landscape is considered to be good.

Tranquillity

There are localised areas along the Grand Union Canal which are well screened by vegetation and isolated. Due to its proximity to the built-up area of Wendover and the relatively open nature of the landscape however, the LCA is considered to have a medium tranquillity.

Landscape value

The LCA is valued as nationally important as it lies within the Chilterns AONB designated landscape.

Sensitivity

Due to the good landscape condition, medium tranquillity, and national value, the overall degree of sensitivity to change is considered to be medium.

Figure 10: Wendover Foothills (East) LCA Date taken: 12 September 2012. Nikon D60 18mm lens (cropped)



## Risborough Foothills LCA

This LCA comprises a relatively flat to gently rolling landform in use as farmland. A combination of pasture and arable farmland is present in a large scale field pattern with few trimmed hedgerow field boundaries. Open fields in combination with the sloping landscape allow for long views to and from the foothills across the lower-lying vale landscape, a key characteristic of the LCA, where detractors in the landscape exert an influence over a wide area and affect the setting.

Linear ribbon development is accessed by means of a local road network traversing the LCA. An extensive PRow network also traverses this LCA, including the Aylesbury Ring. To the east, the A413 Nash Lee Road and the Marylebone to Aylesbury Line run through this landscape, in addition to a series of pylons.

**Landscape condition**

Components within the landscape are well maintained, although detractors include the edge of Wendover and the transport network. On the basis of the above the overall condition of the landscape is considered to be fair.

**Tranquillity**

The level of tranquillity is considered to be low owing to the presence and prominence of existing transport infrastructure which extend an influence across this open LCA and affect the wider setting of the landscape.

**Landscape value**

This LCA is valued at a national level as it lies within the Chilterns AONB designated landscape.

**Sensitivity**

Due to the fair condition, national value and low level of tranquillity of the townscape, this character area has a medium sensitivity to change.

Figure 11: Risborough Foothills LCA Date taken: 4 June 2013. Nikon D6o 18mm lens (cropped)



## Longwick Vale LCA

This LCA comprises a flat farmed landscape in arable and pastoral use. The field pattern is strongly defined through most of this landscape by thickets of mature dense hedgerow vegetation. This network of hedgerows creates a sense of enclosure and unity.

Linear belts of tall poplar trees act as shelter belts and are commonplace in proximity to farmsteads. The wooded chalk escarpment often forms the wider setting to this landscape.

**Landscape condition**

The buildings, surface treatment and vegetation within the area are generally well maintained, therefore the overall condition of the landscape is considered to be good.

**Tranquillity**

Despite the proximity to roads and the Princes Risborough to Aylesbury Line the tranquillity levels are considered to be high across this LCA owing to the enclosure provided by mature hedgerows to individual farmed fields and the sense of calm and rurality. The scarcity of built development also contributes to the high level of tranquillity.

**Landscape value**

This LCA is valued locally by residents within the character area.

**Sensitivity**

Due to the good condition, local value and high tranquillity of the townscape, this character area has a medium sensitivity to change.

Figure 12: Longwick Vale LCA Date taken: 12 October 2012. Nikon D6o 18mm lens (cropped)





Southern Vale LCA

This LCA comprises a large area of low-lying vale landscape with limited topographic variation. It contains transport corridors and large villages that, due to the open nature and the urban edge of Aylesbury, erode the sense of remoteness in the area. The wooded chalk escarpment to the south provides the wider landscape setting.

The predominant land use is arable with small paddocks on the fringes of settlement more commonplace. Fields are generally large and open with well-trimmed hedges or timber post and wire fencing.

Generally, areas of settlement within the LCA comprise ribbon development along locally important roads such as the B4009 Wendover Road.

Landscape condition

For the most part the LCA is in poor condition. The pattern of elements has been interrupted by ribbon development, the Marylebone to Aylesbury Line and by road infrastructure. Field boundaries tend to comprise timber post and wire fencing, some of which are in a state of disrepair. Consequently, there are some detracting features in the landscape.

Tranquillity

Due to the presence of numerous roads, vehicular traffic and built development, and in combination with the open nature of the landscape and light pollution emanating from settlements in the immediate landscape setting, the area is considered to have a low level of tranquillity.

Landscape value

Part of this LCA lies within the Chilterns AONB designated landscape and is therefore considered to be of a national value.

Sensitivity

Despite the national value of the landscape, due to the poor landscape condition and low level of tranquillity, the area is considered to have a low sensitivity to change.

Figure 13: Southern Vale LCA Date taken: 12 September 2012. Nikon D60 18mm lens (cropped)



### 3 Visual baseline

- 3.1.1 Descriptions of the identified representative viewpoints are provided below. The viewpoints are shown on Maps LV-07-034 to LV-07-038 and LV-08-034 to LV-08-038 (Volume 5, Landscape and Visual Assessment Map Book). For each viewpoint, the first part of the baseline description relates to the view during winter, the second part relates to the summer view for viewpoints considered in the operational assessment and, where relevant, the third part relates to the view at night-time.
- 3.1.2 Photographs have been included to represent the view from visual receptors during winter and, where relevant, summer. For some visual receptors, no appropriate location from which to capture a representative photograph of the view was available, therefore no photograph has been included and the assessment has been undertaken based on professional judgement.
- 3.1.3 The number identifies the viewpoint locations which are shown on Maps LV-07-034 to LV-07-038 and LV-08-034 to LV-08-038 (Volume 5, Landscape and Visual Assessment Map Book). In each case, the middle number (xxx.x.xxx) identifies the type of receptor as follows:
1. protected views - none of these receptor types have been identified within the study area;
  2. residential views - these have a high sensitivity to change, as attention is often focused on the landscape surrounding the property, rather than on another focused activity (as will be the case in predominantly employment or industrial areas);
  3. recreational views - these receptors (apart from those engaged in active sports) generally have a high sensitivity to change, as attention is focused on enjoyment of the landscape. Tourists engaged in activities whereby attention is focused on the surrounding landscape or townscape also have a high sensitivity to change;
  4. transport views - travel through an area is often the means by which the greatest numbers of people view the landscape. Because of the glimpsed nature of the view from trains or vehicles, people travelling through an area on main roads have a low sensitivity to change, while those on scenic routes have a medium sensitivity;
  5. hotels and healthcare institutions - people staying in hotels and healthcare institutions have periods of time when their attention may be focused on the landscape, whilst at other times attention is more likely to be focused on other activities. Based on the level of interaction with the surrounding landscape, these receptors have a medium sensitivity to change;
  6. employment - none of these receptor types have been identified within the study area; and
  7. active sports - people engaged in active sports have a low sensitivity to change as their attention is likely to be focused on their activity.



**Viewpoint 095.2.002: View east from dwellings on London Road, Wendover Dean**

This viewpoint is representative of the typical view attained from a two storey residence of London Road opposite Dutchlands Farm.

Figure 14: Viewpoint 095.2.002 – winter view Date taken: 4 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 15: Viewpoint 095.2.002 – summer view Date taken: 17 July 2012. Nikon D3000 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 14, comprises predominantly gently sloping arable farmland in the foreground. A low hedgerow with the occasional tree runs perpendicular to the viewpoint in the left of the view into the middle ground, at which point it abuts a small block of deciduous broadleaved woodland. To the right of the view a woodland block ascends the slope, running from the valley bottom towards the crest of the slope in the background in the centre of the view. Two pylons, the nearest of which is approximately 700m from the viewpoint, are located on the crest of the slope between the blocks of woodland, breaking the skyline in the background of the view.

**Summer**

In summer, mature trees in the middle ground of the view (illustrated in Figure 15) overlap to form a heavily wooded skyline.

**Night-time**

At night, the foreground of the view is faintly lit by lighting associated with passing vehicles on the A413 London Road. Faint sky glow associated with Woodlands Park is also visible to the right of the view beyond the woodland in the background.



**Viewpoint 095.3.001: View east from PRow(Footpath WEN/38) near Wendover Dean**

This viewpoint is representative of the typical view attained from PRow (Footpath WEN/38) near Wendover Dean.

Figure 16: Viewpoint 095.3.001 – winter view Date taken: 4 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 17: Viewpoint 095.3.001 – summer view Date taken: 17 July 2012. Nikon D3000 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 16, comprises an expanse of semi-improved grassland in the foreground. A hedgerow crosses the middle ground, linking with a block of deciduous woodland to the right approximately 50m from the viewpoint. Pylons are clearly visible in the view, breaking the skyline. The background of the view comprises blocks of deciduous woodland on the higher ground.

**Summer**

In summer, the woodland in the middle ground to the right of the view (illustrated in Figure 17) forms a dense block and partly restricts more distant views, imparting a greater sense of enclosure.



**Viewpoint 095.3.002: View east from the South Bucks Way PRoW (Bridleway WEN/45) near Cockshoots Wood**

This viewpoint is representative of the typical view attained from the South Bucks Way long distance footpath (Bridleway WEN/45) near Cockshoots Wood.

Figure 18: Viewpoint 095.3.002 – winter view Date taken: 4 February 2013. Nikon D6o 35mm lens (stitched panorama)



Figure 19: Viewpoint 095.3.002 – summer view Date taken: 18 September 2012. Nikon D6o 35mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 18, comprises a sloping field of pasture in the foreground framed by blocks of deciduous woodland. A hedgerow with trees, which partially filters views beyond, defines the crest of the slope in the middle ground before the land falls steeply away to the valley bottom. The view extends across the valley to the heavily wooded mixed farmland in the background on the west-facing slopes on the opposite side of the valley. Featuring in the centre of the view to the left of Bowood Lane is Jones’ Hill Wood at approximately 1.6km from the viewpoint location. Pylons cross the landscape in the background, with farmsteads occasionally visible to the left of the view. To the right Woodland’s Park is visible, situated amongst a block of woodland. The skyline above the valley slopes appears wooded along the extent of the view.

**Summer**

In summer, hedgerow trees in the middle ground of the view and woodland in the background of the view (illustrated in Figure 19) provides additional enclosure in the landscape although the composition of the view does not alter substantially.



**Viewpoint 096.2.001: View west from dwellings within the settlement of The Lee**

This viewpoint is representative of the typical view attained from two storey properties on an unnamed road in the settlement of The Lee.

Figure 20: Viewpoint 096.2.001 – winter view Date taken: 4 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 21: Viewpoint 096.2.001 – summer view Date taken: 4 June 2013. Nikon D60 35mm lens (stitched panorama)



**Winter**  
The view from this location, as illustrated in Figure 20, comprises a gently rising field of pasture which extends from the foreground into the middle ground of the view. To the right of the view a garage associated with residential properties in the area obstructs more distant views. Similarly, to the left of the view scrub also restricts more distant views. In the background of the view, mature trees lining the minor road to Hunt’s Green, approximately 150m from the viewpoint, also restrict longer views. There is a strong sense of enclosure and separation from the wider landscape.

**Summer**  
In summer, mature trees lining the minor road extending across the view in the background (illustrated in Figure 21) overlap to provide additional enclosure in the landscape.

**Night-time**  
At night, the background of the view is faintly lit by lighting associated with passing vehicles on the minor road in front of the viewpoint.



**Viewpoint 096.3.001: View west from the PRow (Footpath TLE/1) near Hunt’s Green**

This viewpoint is representative of the typical view attained by users of the PRow (Footpath TLE/1) near Hunt’s Green, west of The Lee.

Figure 22: Viewpoint 096.3.001 – winter view Date taken: 4 February 2013. Nikon D6o 35mm lens (stitched panorama)



Figure 23: Viewpoint 096.3.001 – summer view Date taken: 18 September 2012. Nikon D6o 32mm lens (stitched panorama)



**Winter**  
The view from this location, as illustrated in Figure 22, comprises a wildflower meadow in the foreground which extends into the middle ground of the view. The background of the view, comprising hedgerows, trees and woodland approximately 200m from the viewpoint, provides a wooded skyline which partially filters views beyond.

**Summer**  
In summer, mature trees extending across the view in the background (illustrated in Figure 23) overlap to form additional enclosure in the landscape, restricting more distant views.



**Viewpoint 096.3.002: View west from the PRow (Footpath TLE/2) off King’s Lane**

This viewpoint is representative of the typical view attained by users of the PRow (Footpath TLE/2) off King’s Lane.

Figure 24: Viewpoint 096.3.002 – winter view Date taken: 4 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 25: Viewpoint 096.3.002 – summer view Date taken: 17 July 2012. Nikon D3000 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 24, comprises a hedgerow in the foreground running perpendicular to the viewpoint with two hedgerow trees prominent in the view. Either side of the hedgerow, arable farmland gently slopes down towards isolated blocks of deciduous woodland in the middle ground. Pylons are visible extending across the view breaking the skyline.

**Summer**

In summer, hedgerow trees and vegetation in the foreground of the view and woodland in the background of the view (illustrated in Figure 25) provide additional enclosure in the landscape, restricting more distant views.



**Viewpoint 096.4.002: View west from King’s Lane near Potter Row**

This viewpoint is representative of the typical view attained by users of King’s Lane, south of The Lee.

Figure 26: Viewpoint 096.4.002 – winter view Date taken: 4 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 27: Viewpoint 096.4.002 – summer view Date taken: 4 June 2013. Nikon D60 35mm lens (stitched panorama)



**Winter**  
The foreground of this view from this location, as illustrated in Figure 26, comprises pasture bounded by a hedgerow in the background located approximately 250m from the viewpoint. Gappy hedgerows intersect the open field in the middle ground to the right, demarcating the boundaries of a compact small-scale field system, with the occasional mature hedgerow tree. In the background beyond the distant field boundary, pylons extend across the breadth of the view, partially screened by hedgerow trees lining the length of Leather Lane, punctuating an otherwise open skyline.

**Summer**  
In summer, hedgerow vegetation in the background of the view (illustrated in Figure 27) partially restricts more distant views.



**Viewpoint 097.2.001: View east from dwellings on Bowood Lane, Wendover Dean**

This viewpoint is representative of the typical view attained from one storey and two storey residences on Bowood Lane, Wendover Dean.

Figure 28: Viewpoint 097.2.001 – winter view Date taken: 4 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 29: Viewpoint 097.2.001 – summer view Date taken: 17 July 2012. Nikon D3000 34mm lens (stitched panorama)



**Winter**  
The middle ground of this view from this location, as illustrated in Figure 28, is formed by pasture with mature trees and scrub vegetation. Views at ground floor level are partly limited by a brick wall and metal fence in the foreground whilst views from the first floor are more open. In the background of the view, the land slowly rises up to an area of deciduous woodland located approximately 500m from the viewpoint. Views to the left are obscured by mature trees and vegetation in the middle ground, whilst to the right, mature trees in the foreground filter views beyond. Pylons are also visible in the view.

**Summer**  
In summer, mature trees and vegetation in the foreground and middle ground of the view (illustrated in Figure 29) overlap and restrict more distant views.

**Night-time**  
At night, the view is for the most part not illuminated with the exception of intermittent sky glow associated with passing vehicles on Bowood Lane to the right of the view.



**Viewpoint 097.2.003: View south-east from Upper Wendoverdean Farm**

This viewpoint is representative of the typical view attained from Upper Wendoverdean Farm, Wendover Dean.

Figure 30: Viewpoint 097.2.003 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Due to lack of site access/changes to the Proposed Scheme/the project programme, it has not been possible to capture a summer photograph

**Winter**

The foreground of this view from this location, as illustrated in Figure 30, comprises an irregular arable field bounded by hedgerows. A pylon in the middle ground is dominant in the view located approximately 250m from the viewpoint. Adjacent to the pylon, the property of Durham Farm is partially visible through deciduous mature trees, whilst further to the right residences in Wendover Dean are screened by coniferous planting. Irregular arable and pastoral fields bounded by clipped hedgerows comprise the background of the view. This land gently rises up towards the crest of the slope and is punctuated by mature hedgerow trees to the left of the view and Jones’ Hill Wood to the right, an area of ancient woodland. Views to the left in the middle ground are obscured by the hedgerow vegetation bounding the arable field in the foreground.

**Summer**

In summer, hedgerow vegetation in the foreground and mature trees in the middle ground of the view slightly increase the sense of enclosure in the landscape and restrict more distant views.

**Night-time**

At night, spot light sources are visible associated with the residences to the centre and right of the view in the middle ground. Additional lighting associated with passing vehicles on King’s Lane in the background of the view is intermittently visible.



**Viewpoint 097.3.001: View east from the PRoW (Footpath WEN/37) on Bowood Lane**

This viewpoint is representative of the typical view attained by users of the PRoW (Footpath WEN/37) on Bowood Lane.

Figure 31: Viewpoint 097.3.001 – winter view Date taken: 4 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 32: Viewpoint 097.3.001 – summer view Date taken: 4 June 2013. Nikon D60 35mm lens (stitched panorama)



**Winter**

This view from this location, as illustrated in Figure 31, comprises a narrow lane lined on the right side by a hedgerow and on the left side by the rising landform. The lane slopes uphill from the foreground into the middle ground before turning right in the background of the view. A cluster of mature deciduous hedgerow trees are located within this hedgerow in the middle ground of the view. In the background of the view, Jones’ Hill Wood located approximately 300m from the viewpoint is dominant on the skyline to the left. The rising landform lining the lane obscures views towards the intervening agricultural land in the middle ground between the viewpoint and Jones’ Hill Wood.

**Summer**

In summer, the composition of the view (illustrated in Figure 32) does not alter substantially on account of the lack of intervening vegetation in the direct frame of the view.



**Viewpoint 097.4.001: View north-east from Cobblershill Lane**

This viewpoint is representative of the typical view attained by users of Cobblershill Lane, near Cockshoots Wood.

Figure 33: Viewpoint 097.4.001 – winter view Date taken: 4 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 34: Viewpoint 097.4.001 – summer view Date taken: 4 June 2013. Nikon D60 35mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 33, comprises a gappy hedgerow and post and wire fencing lining Cobblershill Lane in the foreground, which extends into the middle ground of the view before curving out of sight. To the left and right of Cobblershill Lane, gently sloping grassed fields also bounded by gappy hedgerows and timber fencing, are visible. A large mature hedgerow tree adjacent to Cobblershill Lane partially restricts more distant views. The background of the view comprises a sloping mixed agricultural landscape interspersed with areas of woodland and is traversed by a line of pylons. Jones’ Hill Wood which is located approximately 1.5km from the viewpoint features to the right of the view. In the intervening valley floor, mature vegetation lining the course of the A413 London Road partially obscures views towards residential dwellings and the lower slopes of the facing valley side.

**Summer**

In summer, successive belts of vegetation in the foreground, middle ground and background of the view (illustrated in Figure 34) overlap, restricting more distant views.



**Viewpoint 098.2.001: View west from Strawberry Hill Cottage, King’s Lane**

This viewpoint is representative of the typical view attained from two storey residences on King’s Lane.

Figure 35: Viewpoint 098.2.001 – winter view Date taken: 4 February 2013. Nikon D6o 35mm lens (stitched panorama)



Figure 36: Viewpoint 098.2.001 – summer view Date taken: 12 October 2012. Nikon D6o 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 35, comprises a sloping arable field in the foreground. Extensive views are afforded across the facing valley side in the background of the view, which comprises agricultural land interspersed with blocks of predominantly deciduous woodland of varying sizes. The valley floor in the middle ground of the view is partially obscured by the sloping landform in the foreground as the slope steepens. Jones’ Hill Wood, located approximately 500m from the viewpoint, features in the left of the view in the middle ground. The diverse valley floor landscape comprises an extensive hedgerow network, mixed farmland, blocks of deciduous woodland, isolated farmsteads, the A413 London Road and a line of pylons.

**Summer**

The composition of the view in summer (illustrated in Figure 36) does not substantially alter as a result of additional enclosure afforded by changes in the vegetation cover.

**Night-time**

At night, spot light sources are visible associated with the isolated farmsteads and clusters of properties on the facing valley slopes and valley bottom. Additional lighting and sky glow associated with passing vehicles on the A413 London Road is intermittently visible.



**Viewpoint 098.3.001: View west from the PRow (Footpath TLE/3) on Bowood Lane**

This viewpoint is representative of the typical view attained by users of the PRow (Footpath TLE/3) on Bowood Lane.

Figure 37: Viewpoint 098.3.001 – winter view Date taken: 4 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 38: Viewpoint 098.3.001 – summer view Date taken: 4 June 2013. Nikon D60 35mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 37, comprises a narrow lane lined on the left by a block of deciduous woodland and on the right by the rising landform to the left of the view. The lane extends from the foreground of the view into the middle ground as it slopes downhill before turning out of sight in proximity to a pylon. In the centre of the view, relatively flat arable farmland extends from the foreground into the middle ground before meeting Jones’ Hill Wood located approximately 200m from the viewpoint. To the right, occasional hedgerow trees punctuate the skyline in the background of the view, as does a block of deciduous woodland and Strawberry Hill Farm. Further afield, the east facing slopes on the other side of the valley are visible in the left of the view.

**Summer**

In summer, the composition of the view (illustrated in Figure 38) does not alter substantially on account of the lack of intervening vegetation in the direct frame of the view.



**Viewpoint 098.3.002: View west from the Chiltern Link PRoW (Footpath TLE/1) near The Lee**

This viewpoint is representative of the typical view attained by users of the Chiltern Link PRoW (Footpath TLE/1) in the vicinity near The Lee.

Figure 39: Viewpoint 098.3.002 – winter view Date taken: 4 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 40: Viewpoint 098.3.002 – summer view Date taken: 12 October 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 39, comprises an arable field in the foreground, bound by hedgerows in the middle ground of the view with the occasional hedgerow tree. A block of woodland is visible to the left of the view in the middle ground, whilst Strawberry Hill Farm to the right of the view is also visible from the viewpoint, as are a series of telegraph poles traversing the view. In the background, a small block of woodland located approximately 600m from the viewpoint is visible in the centre of the view, to the left of which sits a pylon.

**Summer**

In summer, the composition of the view (illustrated in Figure 40) does not alter substantially on account of the lack of intervening vegetation in the direct frame of the view.



**Viewpoint 098.3.003: View north-west from the PRow (Footpath TLE/5) near Kingsash**

This viewpoint is representative of the typical view attained by users of the PRow (Footpath TLE/5) between Wendover Dean and Kingsash.

Figure 41: Viewpoint 098.3.003 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 42: Viewpoint 098.3.003 – summer view Date taken: 17 July 2012. Nikon D3000 32mm lens (stitched panorama)



**Winter**

The foreground of this view from this location, as illustrated in Figure 41, comprises a sloping arable field. To the left of the view Durham Farm is located amongst a field system predominantly in pastoral use approximately 250m from the viewpoint. The field boundaries in the middle ground comprise hedgerows with the occasional mature hedgerow tree. A series of pylons are also visible extending across the valley bottom in the middle ground. To the centre right of the view, the land rises up to a hillock with arable farmland on its slopes and deciduous woodland on the summit. A small block of mature deciduous vegetation lies at the base of the hillock. The background of the view comprises mixed farmland and woodland on the side slopes of the valley.

**Summer**

In summer, mature vegetation in the middle ground of the view (illustrated in Figure 42) partially restricts more distant views.



**Viewpoint 099.2.001: View north-east from The Laurels, Rocky Lane**

This viewpoint is representative of the typical view attained from two storey residences on Rocky Lane.

Figure 43: Viewpoint 099.2.001 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 44: Viewpoint 099.2.001 – summer view Date taken: 17 July 2012. Nikon D3000 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 43, comprises a road in the foreground running parallel to the viewpoint, with a vegetated verge/hedgerow and wooden fence running along its length in the foreground of the view. To the left of the view a pylon can be seen in the background, with the occasional glimpses of woodland breaking the skyline towards the centre of the view. To the right, a line of mature deciduous trees located approximately 25m from the viewpoint line either side of the road as it gently slopes uphill in the middle ground and background of the view.

**Summer**

In summer, vegetation in the foreground and middle ground of the view (illustrated in Figure 44) restricts more distant views. During the summer months the tree canopy above Rocky Lane to the right of the view draws the viewers’ attention along this vista.

**Night-time**

At night, the view is for the most part very dark with some indistinct sky glow visible in the background arising from the settlement of Wendover and the occasional intermittent passing vehicle along Rocky Lane in the foreground.



**Viewpoint 099.3.001: View east from the PRow (Bridleway GLH/46) at Hampdenleaf Wood near Little Hampden**

This viewpoint is representative of the typical view attained by users of the PRow (Bridleway GLH/46) in Hampdenleaf Wood.

Figure 45: Viewpoint 099.3.001 – winter view Date taken: 4 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 46: Viewpoint 099.3.001 – summer view Date taken: 4 June 2013. Nikon D60 35mm lens (stitched panorama)



**Winter**  
The view from this location, as illustrated in Figure 45, comprises a pastoral field in the foreground with a hedgerow running perpendicular from the viewpoint down the slope into the middle ground of the view. The sloping field is bounded by hedgerows and timber fencing, where mature deciduous hedgerow trees in the middle ground occasionally screen views towards the west-facing slopes of the valley in the background of the view. The background, comprising agricultural farmland interspersed with pockets of woodland, includes the wooded escarpment of Boddington Hill. This agricultural landscape is punctuated by a series of pylons and isolated farmsteads, such as Upper Wendoverdean Farm which is located approximately 1.6km from the viewpoint.

**Summer**  
In summer, mature vegetation in leaf in the middle ground and background of the view (illustrated in Figure 46) increases the sense of being in a well-wooded landscape.



**Viewpoint 099.4.001: View east from Cobblershill Lane**

This viewpoint is representative of the typical view attained by users of Cobblershill Lane, near Wendover Dean.

Figure 47: Viewpoint 099.4.001 – winter view Date taken: 4 February 2013. Nikon D6o 35mm lens (stitched panorama)



Figure 48: Viewpoint 099.4.001 – summer view Date taken: 18 September 2012. Nikon D6o 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 47, is partly framed by the existing vegetation of Cobblershill Lane and the A413 London Road junction. The foreground of the view comprises a hedgerow on either side of Cobblershill Lane running down the hill towards the A413 London Road, where road signage associated with the A413 London Road is visible. The middle ground comprises a line of vegetation running alongside the A413 London Road parallel to the viewpoint, beyond which views of mixed farmland traversed by low hedgerows and pylons are attained, the nearest of which is located approximately 450m from the viewpoint. Towards the background of the view, the land rises towards a wooded hilltop on the left of the view and a more open skyline to the right.

**Summer**

In summer, vegetation in the foreground and middle ground of the view (illustrated in Figure 48) further restricts views across the mixed farmland landscape.



**Viewpoint 099.5.001: View east from the Firecrest public house**

This viewpoint is representative of the typical view attained from the Firecrest public house.

Figure 49: Viewpoint 099.5.001 – winter view Date taken: 5 February 2013. Nikon D6o 35mm lens (stitched panorama)



Figure 50: Viewpoint 099.5.001 – summer view Date taken: 4 June 2013. Nikon D6o 35mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 49, comprises the A413 London Road in the foreground which extends across the breadth of the view and is lined by a grass verge and hedgerow with occasional hedgerow trees. Beyond the hedgerow the middle ground and background of the view comprises a sloping agricultural landscape of fields bounded by hedgerows with hedgerow trees. Isolated properties are visible, including Strawberry Hill cottages on the crest of the slope to the right of the view, and dwellings at Hartley Farm to the left lower down the slope, above which a large expanse of woodland extends up the hill. Pylons traverse the farmed agricultural landscape in the middle ground and background of this view, the nearest of which is located approximately 400m from the viewpoint.

**Summer**

In summer, vegetation in the foreground and middle ground of the view (illustrated in Figure 50) overlaps to further restrict views across the landscape.

**Night-time**

At night, the foreground of the view is intermittently lit by lighting associated with passing vehicles on the A413 London Road in addition to intermittent lighting associated with vehicles utilising transport routes in the wider landscape in the background of the view.



**Viewpoint 100.2.001: View south-west from dwellings at the junction of King’s Lane and Rocky Lane, Kingsash**

This viewpoint is representative of the typical view attained from a two storey residence on the corner of King’s Lane and Rocky Lane, Kingsash.

Figure 51: Viewpoint 100.2.001 – winter view Date taken: 4 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 52: Viewpoint 100.2.001 – summer view Date taken: 18 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 51, is dominated by an arable field in the foreground bound by a hedgerow to the left of the view running alongside King’s Lane. To the right of the view, a residential property and garden is visible in the foreground, whilst in the middle ground the hedgerow boundary running alongside Rocky Lane is visible, as is another residential property set in front of a large block of deciduous woodland. A hedgerow, with occasional hedgerow trees, extends across the centre of the view in the middle ground on the crest of the slope before the land falls away. The background of the view comprises a farmed valley with a large extent of predominantly deciduous woodland cover. Despite the extent of enclosure afforded through woodland cover, the view attained appears open, in part due to the elevated nature of the viewpoint. Pylons are visible crossing this landscape, as are isolated farmsteads including Upper Wendoverdean Farm which is located approximately 1km from the viewpoint.

**Summer**

In summer, mature trees in the middle ground of the view (illustrated in Figure 52) partially restrict more distant views.

**Night-time**

At night, spot light sources are visible associated with the isolated farmsteads and clusters of properties on the facing valley slopes and valley bottom. Additional lighting and sky glow associated with passing vehicles on the A413 London Road is intermittently visible.



**Viewpoint 100.2.002: View north from Hartley Farm, Rocky Lane**

This viewpoint is representative of the typical view attained from Hartley Farm on Rocky Lane, west of Kingsash.

Figure 53: Viewpoint 100.2.002 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 54: Viewpoint 100.2.002 – summer view Date taken: 17 July 2012. Nikon D3000 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 53, comprises a bend in the road of Rocky Lane in the foreground bound by ornamental hedgerow planting on the side of the road closest to the viewpoint and timber post and wire fencing on the other side. Rocky Lane disappears from sight approximately 120m from the viewpoint. To the left of the view, mature trees partially restrict views beyond, as does vegetation lining Rocky Lane in the middle ground. In the centre, there are open views across a pastoral field in the middle ground, with the wooded chalk escarpment of Boddington Hill visible in the background. The tree avenue extending from Boswells Farm is also visible in the background of the view. To the right, vegetation in the vicinity of the Rocketeer Cottage in the middle ground restricts views beyond.

**Summer**

In summer, vegetation in the middle ground of the view (illustrated in Figure 54) overlaps to further obscure far-reaching views.

**Night-time**

At night, the foreground of the view is intermittently lit by lighting associated with passing vehicles on Rocky Lane. Faint spot lighting, associated with residential dwellings in the middle ground to the right of the view is visible, as is pallid sky glow associated with Wendover in the background of the view.



**Viewpoint 100.3.001: View west from the Chiltern Link PRoW (Footpath TLE/1) near Kingsash Farm**

This viewpoint is representative of the typical view attained from users of the Chiltern Link PRoW (Footpath TLE/1) in the vicinity of Kingsash.

Figure 55: Viewpoint 100.3.001 – winter view Date taken: 4 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 56: Viewpoint 100.3.001 – summer view Date taken: 18 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**  
The view from this location, as illustrated in Figure 55, comprises an arable field in the foreground, bound by hedgerows in the background of the view with the occasional hedgerow tree. Strawberry Hill Farm and Strawberry Hill Cottages on King’s Lane are visible to the left of the view in the background located approximately 350m from the viewpoint, whilst to the right of the view; woodland in the vicinity of Kingsash restricts more distant views. Where hedgerow trees in the background of the view do not provide screening, the opposite side of the Wendover Gap valley is perceptible in the distance.

**Summer**  
In summer, the composition of the view (illustrated in Figure 56) does not alter substantially on account of the lack of intervening vegetation in the direct frame of the view.



**Viewpoint 100.4.001: View south-west from Rocky Lane, near Kingsash**

This viewpoint is representative of the typical view attained from Rocky Lane, near Kingsash.

Figure 57: Viewpoint 100.4.001 – winter view Date taken: 4 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 58: Viewpoint 100.4.001 – summer view Date taken: 17 July 2012. Nikon D3000 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 57, comprises rolling arable farmed landscape in the foreground, with hedgerows framing the view. The land in the foreground is generally sloping away, with pockets of woodland and mature vegetation. Land use is a mixture of open pastoral and arable farmland in the middle ground bound by woodland and hedgerows. The background of the view comprises mixed farmland and woodland extending to the opposite valley side slopes. Settlement is sparse in the view, mostly comprising isolated farmsteads. A line of pylons traverses the valley, the nearest of which is located approximately goom from the viewpoint.

**Summer**

In summer, mature trees in the middle ground of the view (illustrated in Figure 58) overlap to further restrict views across the sloping farmed landscape.



**Viewpoint 101.2.002: View east from dwellings near Little London, Dunsmore**

This viewpoint is representative of the typical view attained from two storey residences at Little London, north-east of Dunsmore.

Figure 59: Viewpoint 101.2.002 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 60: Viewpoint 101.2.002 – summer view Date taken: 18 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 59, comprises an arable field in the foreground with a track running perpendicular to the viewpoint in the left of the view bordered by tall evergreen vegetation. In the middle ground a thin sparsely vegetated hedgerow runs across the extent of the view with hedgerow trees filtering views beyond to the background of the view. To the right of the view in the middle ground, a large block of deciduous woodland lies adjacent to the arable field in the foreground. The background of the view comprises sloping mixed farmland with a large extent of woodland cover. Settlement is sparse in the background, with the only notable large scale human influences including pylons and the occasional isolated farmstead including Upper Wendoverdean Farm to the right of the view which is located approximately 1.6km from the viewpoint.

**Summer**

In summer, mature trees in the middle ground of the view (illustrated in Figure 60) overlap to form a partially wooded landscape screen towards the opposite side of the Wendover Gap valley.

**Night-time**

At night, spot light sources are visible, associated with the isolated farmsteads and clusters of properties on the facing valley slopes and valley bottom. Additional lighting and sky glow associated with passing vehicles on the A413 London Road is intermittently visible.



**Viewpoint 101.2.003: View east from dwellings on London Road, Small Dean**

This viewpoint is representative of the typical view attained from two storey residences on the A413 London Road at Small Dean.

Figure 61: Viewpoint 101.2.003 – winter view Date taken: 21 November 2012. Nikon D60 35mm lens (stitched panorama)



Due to lack of site access/changes to the Proposed Scheme/the project programme, it has not been possible to capture a summer photograph

**Winter**

The view from this location, as illustrated in Figure 61, comprises the A413 London Road in the foreground which extends across the breadth of the view from left to right. A grass verge abuts the road in the foreground, adjacent to which a hedgerow filters views further afield. In the middle ground of the view the land, which comprises farmland, gently rises towards the wooded backdrop of the Chiltern escarpment. A series of pylon towers are prominent features which traverse the landscape in the middle ground and background of the view, the nearest of which is approximately 70m from the viewpoint.

**Summer**

In summer, vegetation along the A413 London Road in the foreground of the view overlaps to partially restrict views across the farmed landscape.

**Night-time**

At night-time street lighting in the background of the view to the right is visible as are isolated sources of light associated with dwellings on the upper slopes. Lighting associated with passing vehicles on the A413 London Road is also intermittently visible in the foreground and middle ground.



**Viewpoint 101.2.004: View east from dwellings on Small Dean Lane**

This viewpoint is representative of the typical view attained from two storey residences on Small Dean Lane, near Dunsmore.

Figure 62: Viewpoint 101.2.004 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 63: Viewpoint 101.2.004 – summer view Date taken: 12 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 62, comprises a coniferous tree plantation in the foreground, bounded by broadleaved woodland to the left of the view and a low clipped hedgerow to the right. In the middle ground of the view, settlement and vegetation along the length of the A413 London Road is clearly visible, partially obstructing views to the sloping farmland beyond. The background of the view comprises a mixture of farmland bounded by hedgerows and extensive areas of deciduous woodland cover. A line of pylons can be seen climbing down the slopes in the background from the right, reaching the middle ground in the left of the view, the nearest of which is located approximately 550m from the viewpoint.

**Summer**

In summer, vegetation along the A413 London Road in the middle ground and field boundary vegetation in the background of the view (illustrated in Figure 63) further obstruct views across the landscape.

**Night-time**

At night, spot light sources are visible associated with the isolated farmsteads and clusters of properties on the valley slopes facing the viewpoint and valley bottom. Additional lighting and sky glow associated with passing vehicles on the A413 London Road is intermittently visible.



**Viewpoint 101.2.005: View east from dwellings on Rocky Lane**

This viewpoint is representative of the typical view attained from dormer bungalow residences on Rocky Lane.

Figure 64: Viewpoint 101.2.005 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 65: Viewpoint 101.2.005 – summer view Date taken: 17 July 2012. Nikon D3000 32mm lens (stitched panorama)



**Winter**  
The view from this location, as illustrated in Figure 64, comprises Rocky Lane in the foreground, which extends towards a wooded skyline on the higher ground in the background. To the left of the view, fencing associated with a residential property is visible in the foreground. Along the length of the road, hedgerow vegetation extends from the foreground into the middle ground where it abuts a group of mature trees either side of the road approximately 220m from the viewpoint. The hedgerows partially obstruct views towards the farmland beyond. To the right of the view a pylon is prominent in the background.

**Summer**  
In summer, hedgerows in the foreground and middle ground (illustrated in Figure 65) enclose the view.

**Night-time**  
At night, the view is for the most part not illuminated with the exception of intermittent spot lighting and sky glow associated with passing vehicles on Rocky Lane in the foreground and middle ground of the view.



**Viewpoint 101.2.006: View north-west from dwellings on London Road, Small Dean**

This viewpoint is representative of the typical view attained from two storey residences on the A413 London Road at Small Dean.

Figure 66: Viewpoint 101.2.006 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 67: Viewpoint 101.2.006 – summer view Date taken: 4 June 2013. Nikon D60 35mm lens (stitched panorama)



**Winter**  
The view from this location, as illustrated in Figure 66, comprises the A413 London Road in the foreground which extends into the background. Grass verges abut the road on both sides, adjacent to which lie areas of mature deciduous woodland. In the background of the view, signage and street lighting associated with a roundabout on approach to the south of Wendover is perceptible, approximately 550m from the viewpoint. To the right of this view, the front façade of Road Barn Farm is visible in the foreground.

**Summer**  
In summer, vegetation along the A413 in the foreground and middle ground of the view (illustrated in Figure 67) overlaps to form a heavily wooded landscape setting.

**Night-time**  
At night-time street lighting in the background of the view is visible, as is lighting associated with passing vehicles on the A413 intermittently in the foreground and middle ground.



**Viewpoint 101.3.001: View east from a restricted bridleway off the Icknield Way Trail (Bridleway WEN/13)**

This viewpoint is representative of the typical view attained by users of a restricted bridleway between the Icknield Way Trail (Bridleway WEN/13) and the A413 London Road.

Figure 68: Viewpoint 101.3.001 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 69: Viewpoint 101.3.001 – summer view Date taken: 11 June 2013. Nikon D60 35mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 68, is channelled along a narrow track lined on either side with tall, mature deciduous trees. The track slopes downhill towards a gate in the middle ground of the view, prior to which a low stone wall running perpendicular to the viewpoint is visible. Beyond the gate which abuts the A413 London Road located approximately 20m from the viewpoint, mature deciduous vegetation the other side of the road comprises the background of the view.

**Summer**

In summer, mature trees in the foreground and middle ground of the view (illustrated in Figure 69) overlap to form a heavily wooded landscape setting.



**Viewpoint 101.4.001: View south-east from Dunsmore Lane**

This viewpoint is representative of the typical view attained south-east from Dunsmore Lane.

Figure 70: Viewpoint 101.4.001 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 71: Viewpoint 101.4.001 – summer view Date taken: 18 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 70, comprises Dunsmore Lane to the left in the foreground and middle ground bounded by deciduous vegetation. An arable field comprises the centre of the view with a railway line extending into the middle ground. The A413 London Road and roadside vegetation is also visible in the middle ground of the view. In the background, higher ground frames the view to the left and right; comprising mixed farmland bounded by hedgerows and hedgerow trees, interspersed with deciduous woodland copses. A series of pylons traverse the higher ground to the centre and left of the view, the nearest of which is located approximately 350m from the viewpoint.

**Summer**

In summer, vegetation in the foreground and middle ground of the view (illustrated in Figure 71) overlaps, restricting views towards the sloping farmed landscape beyond.



**Viewpoint 101.4.002: View east from Small Dean Lane**

This viewpoint is representative of the typical view attained east from Small Dean Lane.

Figure 72: Viewpoint 101.4.002 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 73: Viewpoint 101.4.002 – summer view Date taken: 12 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 72, comprises an arable field bounded by hedgerows, with further hedgerows visible in the foreground. The background comprises rising wooded ground. In the middle ground of the view, two pylons (the nearest of which is located approximately 500m from the viewpoint) and a telegraph pole are the only detracting features. Glimpsed views of residential properties nestled in the woodland are also available in the background of the view.

**Summer**

In summer, mature trees in the middle ground and background of the view (illustrated in Figure 73) overlap to form a heavily wooded landscape, whilst hedgerow vegetation in the foreground is in leaf, partially restricting more distant views.



**Viewpoint 102.3.001: View south-west from the Ridgeway and the Chiltern Link PRow (Bridleway WEN/46) on Hogtrough Lane**

This viewpoint is representative of the typical view attained by users of the Ridgeway and Chiltern Link PRow (Bridleway WEN/46) on Hogtrough Lane.

Figure 74: Viewpoint 102.3.001 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 75: Viewpoint 102.3.001 – summer view Date taken: 4 June 2013. Nikon D60 35mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 74, is channelled along a narrow beech avenue which extends from the foreground of the view in the centre to the background right of the view for approximately 550m. Timber fencing runs parallel to and perpendicular from the beech avenue, cluttering the foreground and middle ground of this view. In the background of the view the elevated well-wooded valley slopes of Wendover Gap are visible through the beech trees in the foreground, as is the relatively flat pastoral landscape in the middle ground.

**Summer**

In summer, mature trees in the foreground of the view (illustrated in Figure 75) further draw the viewers’ attention along the tree avenue vista whilst restricting more distant views across the flat pastoral landscape towards the wooded valley slopes.



**Viewpoint 103.2.001: View south-east from dwellings on Ellesborough Road, Wendover**

This viewpoint is representative of the typical view attained from two storey residences on Ellesborough Road, Wendover.

Figure 76: Viewpoint 103.2.001 – winter view Date taken: 26 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 77: Viewpoint 103.2.001 – summer view Date taken: 4 June 2013. Nikon D60 35mm lens (stitched panorama)



**Winter**  
The view from this location, as illustrated in Figure 76, is dominated by mature hedgerows running alongside Ellesborough Road, which extend from the foreground into the background of the view. Tall mature vegetation lines the far side of the road, whilst a footpath is visible running along the near side of the road.

**Summer**  
In summer, the composition of the view (illustrated in Figure 77) does not alter substantially.

**Night-time**  
At night, the foreground of the view is dimly lit by lighting associated with the dwellings on Ellesborough Road. Additional intermittent lighting is afforded by passing vehicles on Ellesborough Road in both the foreground and middle ground of the view.



**Viewpoint 103.3.001: View north from the PRoW (Footpath WEN/13A) off Bacombe Lane**

This viewpoint is representative of the typical view attained by users of the PRoW (Footpath WEN/13A) off Bacombe Lane.

Figure 78: Viewpoint 103.3.001 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 79: Viewpoint 103.3.001 – summer view Date taken: 18 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 78, comprises a pastoral field in the foreground with a hedgerow running alongside Bacombe Lane perpendicular to the viewpoint in the right of the view. To the left of the view, the grassed field steeply rises towards an area of extensive woodland cover in the background of the view. In the middle ground, pylons (the nearest of which is located approximately 250m from the viewpoint) are visible traversing the grassed field, with fencing, vegetation and the Marylebone to Aylesbury Line infrastructure running parallel to the viewpoint. In the background, extensive woodland cover is visible in the view.

**Summer**

In summer, the composition of the view (illustrated in Figure 79) does not alter substantially.



**Viewpoint 104.2.001: View west from Church Lane, Wendover**

This viewpoint is representative of the typical view attained from residents in the vicinity of St Mary’s Church, Wendover.

Figure 80: Viewpoint 104.2.001 – winter view Date taken: 5 February 2013. Nikon D6o 35mm lens (stitched panorama)



Figure 81: Viewpoint 104.2.001 – summer view Date taken: 18 September 2012. Nikon D6o 32mm lens (stitched panorama)



**Winter**  
The view from this location, as illustrated in Figure 80, is framed by mature trees and thick hedgerow vegetation. Church Lane, in the centre of the view, extends from the foreground into the middle ground of the view at the junction of London Road approximately 100m from the viewpoint, with vegetation adjacent to the Marylebone to Aylesbury Line and A413 Nash Lee Road in the background of the view obstructing more distant views.

**Summer**  
In summer, vegetation in view (illustrated in Figure 81) overlaps to further restrict and channel the view.

**Night-time**  
At night, the foreground and middle ground of the view is faintly lit by lighting associated with passing vehicles on Church Road and London Road.



**Viewpoint 104.2.002: View south-west from dwellings on Hampden Road, Wendover**

This viewpoint is representative of the typical view attained south-west from two storey residences on Hampden Road, Wendover.

Figure 82: Viewpoint 104.2.002 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 83: Viewpoint 104.2.002 – summer view Date taken: 18 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**  
The view from this location, as illustrated in Figure 82, comprises a red-brick housing development either side of the view in the foreground, with views towards the wooded Bacombe and Coombe Hills chalk escarpment in the background. A pylon, in between the middle ground and background located approximately 750m from the viewpoint, is prominent in the view. The majority of the middle ground comprises mature vegetation associated with the chalk valley floor.

**Summer**  
In summer, vegetation the middle ground of the view (illustrated in Figure 83) overlaps to form additional enclosure in the landscape.

**Night-time**  
At night, the foreground of the view is faintly lit by lighting associated with the housing development and street lighting.



**Viewpoint 104.2.003: View west from dwellings on Witchell, Wendover**

This viewpoint is representative of the typical view attained west from two storey residences on Witchell, Wendover.

Figure 84: Viewpoint 104.2.003 – winter view Date taken: 5 February 2013. Nikon D6o 35mm lens (stitched panorama)



Figure 85: Viewpoint 104.2.003 – summer view Date taken: 12 October 2012. Nikon D6o 32mm lens (stitched panorama)



**Winter**  
The view from this location, as illustrated in Figure 84, comprises a scene dominated by a residential development in the foreground. The Witchell Road extends from the viewpoint towards a vegetated middle ground, limiting views beyond. A pylon is visible in the centre background of the view approximately 250m from the viewpoint.

**Summer**  
In summer, mature trees and vegetation the middle ground of the view (illustrated in Figure 85) overlaps to provide additional enclosure in the landscape.

**Night-time**  
At night, the foreground of the view is faintly lit by lighting associated with the housing development and street lighting.



**Viewpoint 104.3.002: View south-west from the PRow (Bridleway WEN/14) on Bacombe Lane, Wendover**

This viewpoint is representative of the typical view attained by users of the PRow (Bridleway WEN/14) on Bacombe Lane, Wendover.

Figure 86: Viewpoint 104.3.002 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 87: Viewpoint 104.3.002 – summer view Date taken: 4 June 2013. Nikon D60 35mm lens (stitched panorama)



<p><b>Winter</b></p> <p>The view from this location, as illustrated in Figure 86, is framed in the foreground by metal fencing adjacent to minor road. The road bends out of sight behind the intervening vegetation in the middle ground of the view. The metal fencing, despite channelling the view along Bacombe Lane, does afford a degree of visual permeability allowing views out across the A413 Nash Lee Road below in the foreground and middle ground of the view, as well as the farmed landscape as it slopes up the valley side towards a wooded escarpment in the background. A series of pylons are visible extending across the breadth of the view, the nearest of which is located approximately 100m from the viewpoint to the left of the view.</p>	<p><b>Summer</b></p> <p>In summer, vegetation in the middle ground of the view (illustrated in Figure 87) overlaps to provide additional enclosure.</p>
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**Viewpoint 104.3.003: View north-west from a Forestry Commission footpath near Boddington Fort, Wendover Woods**

This viewpoint is representative of the typical view attained by users of the Forestry Commission footpath network near Boddington Fort in the Wendover Woods.

Figure 88: Viewpoint 104.3.003 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 89: Viewpoint 104.3.003 – summer view Date taken: 12 October 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

The view from this elevated viewpoint, as illustrated in Figure 88, comprises a diverse landscape with areas of settlement, woodland and farmland in the background. The majority of these far-reaching views are screened by vegetation in the foreground of the view, with mature woodland visible in the left, centre and right of the view. The middle ground of the view comprises an extension of the tree cover in the foreground. To the left of the view Wellwick Farm is visible in the lower-lying landscape in the middle ground approximately 2.7km from the viewpoint.

**Summer**

In summer, vegetation in the foreground and middle ground of the view (illustrated in Figure 89) overlaps to further restrict views.



**Viewpoint 105.2.001: View north from dwellings on Ellesborough Road, Wendover**

This viewpoint is representative of the typical view attained from two storey residences on Ellesborough Road, Wendover.

Figure 90: Viewpoint 105.2.001 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 91: Viewpoint 105.2.001 – summer view Date taken: 17 July 2012. Nikon D3000 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 90, comprises a large irregularly shaped arable field in the foreground and middle ground, with views towards Wendover and Stoke Mandeville in the background. Residential properties along Ellesborough Road are visible in the middle ground to the right of the view, as is a line of vegetation bounding the arable field. The line of vegetation extends across the view from right to left, skirting around a cricket ground and subsequently following the alignment of the A413 Nash Lee Road in the middle ground. A series of pylons also traverses the landscape in the middle ground. The background of the view appears well wooded, with pockets of settlement visible, most notable of which are the commercial buildings adjacent to the A413 Nash Lee Road in the centre of the view, approximately 400m from the viewpoint.

**Summer**

In summer, the composition of the view (illustrated in Figure 91) does not alter substantially due to a lack of vegetation in the foreground and middle ground.

**Night-time**

At night, spot light sources are visible associated with properties in the settlement of Wendover and isolated farmsteads further afield. Additional sky glow is also afforded from lighting within the settlement of Wendover and from passing vehicles utilising the transport network.



Viewpoint 105.2.002: View east from Wellwick Farm, Wendover

This viewpoint is representative of the typical view attained east from two storey residences in the vicinity of Wellwick Farm, Wendover.

Figure 92: Viewpoint 105.2.002 – winter view Date taken: 5 February 2013. Nikon D6o 35mm lens (stitched panorama)



Figure 93: Viewpoint 105.2.002 – summer view Date taken: 4 June 2013. Nikon D6o 35mm lens (stitched panorama)



Winter

The view from this location, as illustrated in Figure 92, comprises a mixed farmed landscape in the foreground and middle ground with fields bounded by a combination of post and wire fencing and gappy hedgerows. Occasional mature hedgerow trees partially restrict more distant views. Pylons are visible extending across the breadth of this view in the middle ground, behind which the landscape appears to be well-wooded and interspersed with areas of settlement. The isolated farmsteads in the foreground and middle ground of the view, in combination with the telegraph poles and pylons which traverse the landscape and assortment of field boundary treatments clutter the scene.

Summer

In summer, vegetation in the foreground of the view (illustrated in Figure 93) provides an additional sense of enclosure in the landscape.

Night-time

At night, the foreground of the view is dimly lit by lighting associated with the dwellings near Wellwick Farm, with additional spot lighting visible in the middle ground associated with isolated farmsteads. In the background of the view sky glow and spot lighting is visible emanating from the settlements of Wendover, Stoke Mandeville and Aylesbury further afield.



**Viewpoint 105.3.001: View north-east from the summit of Coombe Hill on the PRow (Footpath ELL/64)**

This viewpoint is representative of the typical view attained from the summit of Coombe Hill.

Figure 94: Viewpoint 105.3.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 95: Viewpoint 105.3.001 – summer view Date taken: 18 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

The view from this elevated viewpoint, as illustrated in Figure 94, is an extensive panoramic view comprising a generally flat landscape of mixed land use. In the foreground, limited scrub vegetation partially obscures views to the foot of the elevated ground. The middle ground predominantly comprises a low-lying vale of mixed farmland bound by hedgerows and hedgerow trees interspersed by areas of woodland and settlement, including the edge of Wendover at approximately 1.8km from the viewpoint. Waddesdon Manor is visible to the centre left of the view in the distance in the background of the view.

**Summer**

In summer, the composition of the view (illustrated in Figure 95) does not alter substantially.



**Viewpoint 105.3.002: View north-east from the Aylesbury Ring PRow (Footpath WEN/6), west of Wendover**

This viewpoint is representative of the typical view attained by users of the Aylesbury Ring PRow (Footpath WEN/6) to the west of Wendover.

Figure 96: Viewpoint 105.3.002 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 97: Viewpoint 105.3.002 – summer view Date taken: 12 October 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 96, comprises a large irregular arable field, with views towards Boddington Hill afforded in the background. Residential properties along Ellesborough Road are visible in the middle ground to the right of the view, as is a line of vegetation bounding the arable field. The line of vegetation extends across the view from right to left, skirting around a cricket ground and subsequently following the alignment of the A413 Nash Lee Road in the middle ground. A series of pylons also traverse the landscape in the middle ground. The background of the view appears well wooded, with pockets of settlement visible. Most notable are the commercial buildings adjacent to the A413 Nash Lee Road in the centre of the view. An elevated footbridge is also clearly visible in the centre of the view approximately 200m from the viewpoint.

**Summer**

In summer, the composition of the view (illustrated in Figure 97) remains relatively unaltered due to a lack of vegetation in the foreground.



**Viewpoint 105.3.003: View east from Bacombe Hill on the PRow (Footpath WEN/15C)**

This viewpoint is representative of the typical view attained from Bacombe Hill, to the west of Wendover.

Figure 98: Viewpoint 105.3.003 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 99: Viewpoint 105.3.003 – summer view Date taken: 12 October 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

The view from this elevated viewpoint, as illustrated in Figure 98, comprises grassland and deciduous woodland in the foreground, the latter being more extensive to the right of the view. In the middle ground, the relatively flat farmed landscape of Aylesbury Vale is visible to the left of the view traversed by pylons, whilst to the centre of the view the settlement of Wendover is visible at approximately 700m from the viewpoint. Vegetation in the foreground to the right obstructs views towards the middle ground, although two pylons are visible above. There are expansive views of the background of the view, the main focus of which is across the valley landscape towards the higher ground at Wendover Woods.

**Summer**

In summer, mature trees in the foreground and middle ground of the view (illustrated in Figure 99) overlap to partially restrict more distant views.



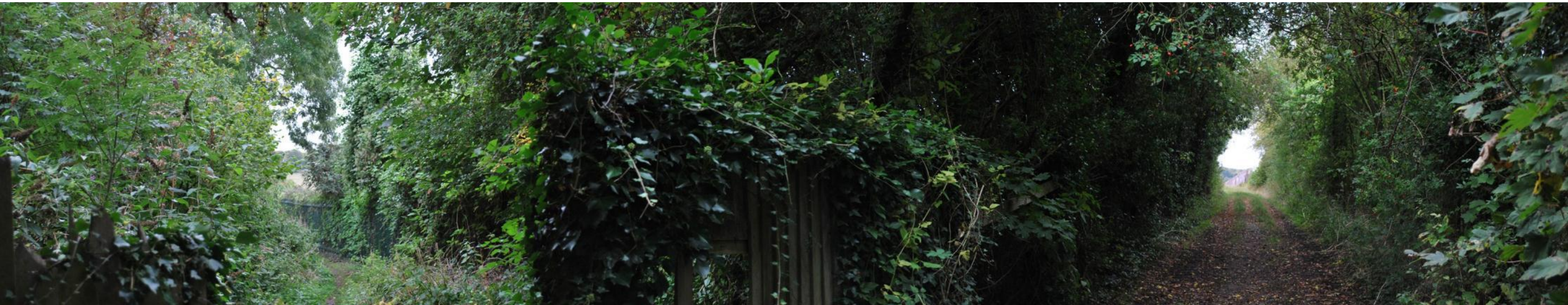
**Viewpoint 106.2.001: View west from dwellings on Bridleways and Thornton Crescent, Wendover**

This viewpoint is representative of the typical view attained from two storey residences on the western fringe of Wendover.

Figure 100: Viewpoint 106.2.001 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 101: Viewpoint 106.2.001 – summer view Date taken: 5 October 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 100, is characterised by extensive vegetation cover in the foreground and middle ground which partially restricts more distant views. The view is bisected into two distinct channelled vistas. To the left, views are focussed along a PRoW bounded by a green metal fence, beyond which Bacombe Hill is perceptible in the background. To the right, a channelled view along a PRoW is obtained stretching into the distance where a footbridge is visible approximately 120m from the viewpoint, visible against the backdrop of the wooded chalk escarpment of Coombe Hill

**Summer**

In summer, vegetation in the foreground and middle ground of the view (illustrated in Figure 101) overlaps to increase the extent of screening.

**Night-time**

At night, sky glow between the middle ground and background of the view is evident as a result of passing vehicles on the A413 Nash Lee Road.



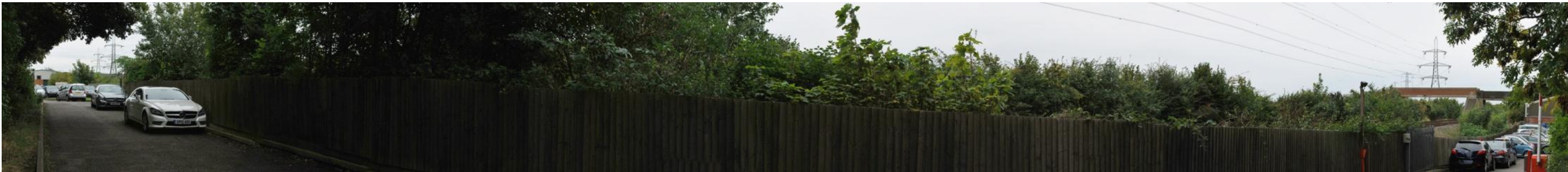
**Viewpoint 106.3.001: View south-west from the PRow (Footpath WEN/54) to the west of Wendover**

This viewpoint is representative of the typical view attained by users of the PRow (Footpath WEN/54) on the western fringe of Wendover.

Figure 102: Viewpoint 106.3.001 – winter view Date taken: 5 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 103: Viewpoint 106.3.001 – summer view Date taken: 5 October 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 102, is partially enclosed by deciduous vegetation and a close-boarded fence in the foreground running parallel to the viewpoint along Station Approach. The middle ground comprises commercial buildings to the left and right, with a railway line visible to the right of the view, with further vegetation the other side of the Marylebone to Aylesbury Line. A PRow overbridge is located to the right of the view approximately 120m from the viewpoint crossing the railway. In the background, pylons are visible to the far left and far right of the view, as is the elevated Chiltern escarpment landscape through the deciduous vegetation.

**Summer**

In summer, mature vegetation in the foreground of the view (illustrated in Figure 103) overlaps to further restrict views.



**Viewpoint 107.2.001: View east from dwellings at Butler’s Cross, Ellesborough**

This viewpoint is representative of the typical view attained from two storey residences at Butler’s Cross, Ellesborough.

Figure 104: Viewpoint 107.2.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 105: Viewpoint 107.2.001 – summer view Date taken: 5 October 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**  
The view from this location, as illustrated in Figure 104, comprises mature tree and hedgerow vegetation lining Ellesborough Road in the foreground of the view, which heavily screens views beyond. A golf course in the middle ground and background is visible through gaps in the vegetation. Views beyond towards the lower-lying landscape and generally screened from this location.

**Summer**  
In summer, vegetation in the foreground of the view (illustrated in Figure 105) overlaps to further restrict views.

**Night-time**  
At night, the foreground of the view is faintly lit by lighting associated with passing vehicles on Ellesborough Road.



**Viewpoint 107.2.002: View south-east from dwellings on Nash Lee Road, Nash Lee**

This viewpoint is representative of the typical view attained from two storey residences on Nash Lee Road, Nash Lee.

Figure 106: Viewpoint 107.2.002 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 107: Viewpoint 107.2.002 – summer view Date taken: 4 June 2013. Nikon D60 35mm lens (stitched panorama)



**Winter**  
The view from this location, as illustrated in Figure 106, includes the B4009 Nash Lee Road which extends from the foreground into the background, adjacent to which runs a series of telegraph poles. Grass verges and hedgerows with occasional mature hedgerow trees abut the road on both sides. Road signage is also clearly visible in both the foreground and middle ground of this view. The backdrop of the view comprises the wooded chalk escarpment of Boddington Hill which is visible above the junction between Nash Lee Road and Nash Lee Lane which is located approximately 220m from the viewpoint.

**Summer**  
In summer, the composition of the view (illustrated in Figure 107) does not substantially alter in the direct frame of the view.

**Night-time**  
At night, the foreground of the view is dimly lit by lighting associated with the dwellings on the B4009 Nash Lee Road. Additional intermittent lighting is afforded by passing vehicles on Nash Lee Lane and Nash Lee Road.



**Viewpoint 107.2.003: View east from dwellings in the settlement of Terrick**

This viewpoint is representative of the typical view attained east from two storey residences in Terrick.

Figure 108: Viewpoint 107.2.003 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 109: Viewpoint 107.2.003 – summer view Date taken: 5 October 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 108, is characterised by a foreground comprising open space, currently used as a football pitch with individual mature trees in the middle ground receding into the distance and the wooded chalk escarpment of Boddington Hill forming the backdrop of the view in the background. Built development is largely absent, with the exception of football goalposts and telegraph poles in the foreground, and pylons breaking the skyline between the middle ground and background of the view, the nearest of which is located at approximately 570m from the viewpoint.

**Summer**

In summer, mature trees in the middle ground of the view (illustrated in Figure 109) overlap to further restrict far-reaching views.

**Night-time**

At night, the background of the view is faintly lit by pallid sky glow associated with the settlement of Wendover.



**Viewpoint 107.7.001: View north-east from Ellesborough Golf Course**

This viewpoint is representative of the typical view attained from the Ellesborough Golf Course.

Figure 110: Viewpoint 107.7.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 111: Viewpoint 107.7.001 – summer view Date taken: 5 October 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

The view from this elevated viewpoint, as illustrated in Figure 110, is framed by mature trees which direct views across an ornamental landscape in the foreground and middle ground, with the settled lower-lying vale landscape visible in the far distance. Vegetation groups in the background of the view provide enclosure in the lower-lying landscape within which a pylon, located approximately 1.2km from the viewpoint, is visible.

**Summer**

In summer, mature trees in the foreground of the view (illustrated in Figure 111) overlap to form a continuous wooded feature, whilst vegetation in the background of the view provides additional enclosure.



**Viewpoint 108.2.001: View south-west from dwellings on Nash Lee Lane, Wendover**

This viewpoint is representative of the typical view attained from one storey residences on Nash Lee Lane, to the north-west of Wendover.

Figure 112: Viewpoint 108.2.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 113: Viewpoint 108.2.001 – summer view Date taken: 18 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 112, is broadly categorised into two separate vistas. To the left of the view, flat pastoral farmland in the middle ground leads to a line of vegetation that runs along the length of the B4009 Nash Lee Road, with the wooded escarpment of Coombe Hill and Bacombe Hill visible in the background. To the right of the view, vegetation in the foreground and middle ground channels views along Nash Lee Lane, before the road bends out of sight. A series of pylons are visible in the background of the view, the nearest of which is located approximately 450m from the viewpoint.

**Summer**

In summer, vegetation in the foreground of the view (illustrated in Figure 113) provides additional enclosure in the landscape.

**Night-time**

At night, the foreground of the view is dimly lit by lighting associated with the dwellings on Nash Lee Lane. Additional intermittent lighting is afforded by passing vehicles on Nash Lee Lane and Nash Lee Road.



**Viewpoint 108.4.001: View south-west from the A413 Wendover Road**

This viewpoint is representative of the typical view attained from the A413 Wendover Road, north-west of Wendover.

Figure 114: Viewpoint 108.4.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 115: Viewpoint 108.4.001 – summer view Date taken: 18 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**  
The view from this location, as illustrated in Figure 114, comprises the A413 Wendover Road in the foreground which extends towards the A413 roundabout junction with Nash Lee Road in the left of the view in the middle ground approximately 100m from the viewpoint. Vegetation aligns Nash Lee Road parallel to the viewpoint and restricts more distant views. The wooded chalk escarpment of Bacombe and Coombe Hills is visible in the distance, whilst closer to the viewpoint a pylon is visible to the left of the view.

**Summer**  
In summer, vegetation in the foreground of the view (illustrated in Figure 115) overlaps to partially restrict more distant views towards the wooded chalk escarpment.



**Viewpoint 109.2.001: View east from dwellings on Risborough Road**

This viewpoint is representative of the typical view attained from two storey residences on Risborough Road.

Figure 116: Viewpoint 109.2.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 117: Viewpoint 109.2.001 – summer view Date taken: 26 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 116, comprises a large open arable field bounded by vegetation and traversed by pylons and telegraph poles. To the left of the view, Stoke Grove Farm is visible in the middle ground, partially obscured by mature deciduous tree cover. Wendover Woods, on the higher ground at Boddington Hill, is visible as a wooded skyline in the background. Views of Triangle Business Park are partially screened by vegetation running alongside a meandering watercourse in the middle ground located approximately 750m from the viewpoint. Views from first floor windows will be less restricted beyond the vegetated watercourse.

**Summer**

In summer, mature trees in the vicinity of Stoke Grove Farm (illustrated in Figure 117) provides additional enclosure in the landscape, as do the mature trees associated with the watercourse in the middle ground, forming a continuous block of woodland.

**Night-time**

At night, spot lighting associated with isolated farmsteads and the Triangle Business Park is visible in the view, with additional sky glow arising from the settlement of Wendover also visible in the background.



**Viewpoint 109.4.001: View east from the B4009 Nash Lee Road**

This viewpoint is representative of the typical view attained from the B4009 Nash Lee Road.

Figure 118: Viewpoint 109.4.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 119: Viewpoint 109.4.001 – summer view Date taken: 18 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

The view from this location, as illustrated in Figure 118, comprises pasture bounded by hedgerows interspersed with occasional hedgerow trees in fair condition. In the foreground to the left of the view vegetation partially obscures views of pastoral farmland beyond. The well-wooded background prevents more distant views. To the right of the view, Nash Lee Road extends from the foreground into the middle ground, with vegetation on its right side preventing further views. A small cluster of properties can be seen adjacent to the B4009 Nash Lee Road at approximately 400m from the viewpoint, as well as an isolated property to the centre of the view.

**Summer**

In summer, vegetation in the foreground and middle ground of the view (illustrated in Figure 119) overlaps to provide additional enclosure in the landscape.



# Part 3    Assessment matrices

## 1    Landscape assessment matrix

1.1.1    Table 2 summarises the assessment of significance for all the LCA identified within the study area. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 10, Section 9. Not significant effects (minor or negligible) are summarised in Part 4 of this Volume. For some LCA it has been identified that no further assessment is required in one of the assessment years. This is on the basis that, through application of professional judgement, it has been determined that no significant effects will occur and therefore no further assessment has been undertaken.

Table 2: Landscape assessment matrix

Landscape character area	Construction	Operation year 1 (2026)	Operation year 15 (2041)	Operation year 60 (2086)
The Lee Undulating Valley Slopes LCA	Moderate adverse	Minor adverse	Minor adverse	Minor adverse
Wendover Gap LCA	Major adverse	Moderate adverse	Moderate adverse	Minor adverse
Great Hampden LCA	Negligible	Negligible	Negligible	Negligible
Chiltern Dip Slope (Chivery Top) LCA	Negligible	Negligible	Negligible	Negligible
Chiltern Scarp (Wendover East) LCA	Negligible	Negligible	Negligible	Negligible
Settlement (Wendover) LCA	Moderate adverse	Minor adverse	Negligible	Negligible
Chiltern Scarp (Wendover West) LCA	Major adverse	Minor adverse	Minor adverse	Negligible
Chiltern Scarp (Coombe Hill) LCA	Major adverse	Minor adverse	Minor adverse	Negligible
Wendover Foothills (West) LCA	Major adverse	Moderate adverse	Moderate adverse	Minor adverse
Wendover Foothills (East) LCA	Minor adverse	Negligible	Negligible	Negligible
Risborough Foothills LCA	Moderate adverse	Minor adverse	Negligible	Negligible
Longwick Vale LCA	Major adverse	Moderate adverse	Minor adverse	Minor adverse
Southern Vale LCA	Moderate adverse	Minor adverse	Negligible	Negligible



## 2 Visual assessment matrix

2.1.1 Table 3 summarises the assessment of significance for all the representative viewpoints identified within the study area. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 10, Section 9. Not significant effects (minor or negligible) are summarised in part 4 of this volume. For some viewpoints it has been identified that no further assessment is required in one of the assessment years/seasons. This is on the basis that, through application of professional judgement, it has been determined that no significant effects would occur and therefore no further assessment has been undertaken. The night-time assessment has only been undertaken for residential, hotel and healthcare receptors with a view of proposed continuous lighting during either construction or operation.

Table 3: Visual assessment matrix

Viewpoints		Construction		Operation year 1 (2026)			Operation year 15 (2041)	Operation year 60 (2086)
		Winter	Night-time	Winter	Summer	Night-time	summer	summer
095.2.002	View east from dwellings on London Road, Wendover Dean	Major adverse	Moderate adverse	Moderate adverse	Moderate adverse	Negligible	Minor adverse	Minor adverse
095.3.001	View east from the PRoW (Footpath WEN/38) near Wendover Dean	Major adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Moderate adverse	Minor adverse
095.3.002	View east from the South Bucks Way PRoW (Bridleway WEN/45)near Cockshoots Wood	Major adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Moderate adverse	Minor adverse
096.2.001	View west from dwellings within the settlement of The Lee	Negligible	Negligible	Negligible	No further assessment required	Negligible	No further assessment required	No further assessment required
096.3.001	View west from the PRoW (Footpath TLE/1) near Hunt's Green	Negligible	No further assessment required	Negligible	No further assessment required	No further assessment required	No further assessment required	No further assessment required
096.3.002	View west from the PRoW (Footpath TLE/2) off King's Lane	Major adverse	No further assessment required	Major adverse	Major adverse	No further assessment required	Major adverse	Moderate adverse
096.4.002	View west from King's Lane near Potter Row	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse
097.2.001	View east from dwellings on Bowood Lane, Wendover Dean	Major adverse	Moderate adverse	Major adverse	Moderate adverse	Negligible	Minor adverse	Minor adverse
097.2.003	View south-east from Upper Wendoverdean Farm	Major adverse	Moderate adverse	Major adverse	Major adverse	Negligible	Major adverse	Major adverse
097.3.001	View east from the PRoW (Footpath WEN/37) on Bowood Lane	Major adverse	No further assessment required	Major adverse	Major adverse	No further assessment required	Minor beneficial	Minor beneficial
097.4.001	View north-east from Cobblershill Lane	Moderate adverse	No further assessment required	Moderate adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
098.2.001	View west from Strawberry Hill Cottage, King's Lane	Moderate adverse	Moderate adverse	Moderate adverse	Moderate adverse	Negligible	Moderate adverse	Moderate adverse
098.3.001	View west from the PRoW (Footpath TLE/3) on Bowood Lane	Major adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor beneficial	Minor beneficial
098.3.002	View west from the Chiltern Link PRoW (Footpath TLE/1) near The Lee	Minor adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Negligible	Minor beneficial
098.3.003	View north-west from the PRoW (Footpath TLE/5) near Kingsash	Major adverse	No further assessment required	Major adverse	Major adverse	No further assessment required	Major adverse	Major adverse
099.2.001	View north-east from The Laurels, Rocky Lane	Major adverse	Moderate adverse	Major adverse	Major adverse	Negligible	Moderate adverse	Minor adverse
099.3.001	View east from the PRoW (Bridleway GLH/46) at Hampdenleaf Wood near Little Hampden	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse



Viewpoints		Construction		Operation year 1 (2026)			Operation year 15 (2041)	Operation year 60 (2086)
		Winter	Night-time	Winter	Summer	Night-time	summer	summer
099.4.001	View east from Cobblershill Lane	Moderate adverse	No further assessment required	Moderate adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
099.5.001	View east from the Firecrest public house	Moderate adverse	Moderate adverse	Minor adverse	Minor adverse	Negligible	Minor adverse	Minor adverse
100.2.001	View south-west from dwellings at the junction of King's Lane and Rocky Lane, Kingsash	Major adverse	Major adverse	Moderate adverse	Moderate adverse	Negligible	Moderate adverse	Moderate adverse
100.2.002	View north from Hartley Farm, Rocky Lane	Moderate adverse	Moderate adverse	Minor adverse	Minor adverse	Negligible	Negligible	Negligible
100.3.001	View west from the Chiltern Link PRoW (Footpath TLE/1) near Kingsash Farm	Negligible	No further assessment required	Negligible	No further assessment required	No further assessment required	No further assessment required	No further assessment required
100.4.001	View south-west from Rocky Lane, near Kingsash	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse
101.2.002	View east from dwellings near Little London, Dunsmore	Major adverse	Major adverse	Moderate adverse	Moderate adverse	Negligible	Moderate adverse	Minor adverse
101.2.003	View east from dwellings on London Road, Small Dean	Major adverse	Moderate adverse	Major adverse	Major adverse	Negligible	Major adverse	Moderate adverse
101.2.004	View east from dwellings on Small Dean Lane	Major adverse	Major adverse	Moderate adverse	Moderate adverse	Negligible	Moderate adverse	Minor adverse
101.2.005	View east from dwellings on Rocky Lane	Moderate adverse	Moderate adverse	Moderate adverse	Moderate adverse	Negligible	Minor adverse	Minor adverse
101.2.006	View north-west from dwellings on London Road, Small Dean	Major adverse	Major adverse	Major adverse	Major adverse	Negligible	Major adverse	Moderate adverse
101.3.001	View east from a restricted bridleway off the Icknield Way Trail (Bridleway WEN/13)	Moderate adverse	No further assessment required	Moderate adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
101.4.001	View south-east from Dunsmore Lane	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse
101.4.002	View east from Small Dean Lane	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse
102.3.001	View south-west from the Ridgeway and the Chiltern Link PRoW (Bridleway WEN/46) on Hogtrough Lane	Major adverse	No further assessment required	Moderate adverse	Minor adverse	No further assessment required	Minor adverse	Negligible
103.2.001	View south-east from dwellings on Ellesborough Road, Wendover	Major adverse	Moderate adverse	Major adverse	Major adverse	Negligible	Minor adverse	Negligible
103.3.001	View north from the PRoW (Footpath WEN/13A) off Bacombe Lane	Major adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
104.2.001	View west from Church Lane, Wendover	Negligible	Negligible	Negligible	No further assessment required	Negligible	No further assessment required	No further assessment required
104.2.002	View south-west from dwellings on Hampden Road, Wendover	Minor adverse	Negligible	Negligible	No further assessment required	Negligible	No further assessment required	No further assessment required
104.2.003	View west from dwellings on Witchell, Wendover	Minor adverse	Negligible	Negligible	No further assessment required	Negligible	No further assessment required	No further assessment required
104.3.002	View south-west from the PRoW (Bridleway WEN/14) on Bacombe Lane, Wendover	Major adverse	No further assessment required	Major adverse	Major adverse	No further assessment required	Minor beneficial	Minor beneficial



Viewpoints		Construction		Operation year 1 (2026)			Operation year 15 (2041)	Operation year 60 (2086)
		Winter	Night-time	Winter	Summer	Night-time	summer	summer
104.3.003	View north-west from a Forestry Commission footpath near Boddington Fort, Wendover Woods	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
105.2.001	View north from dwellings on Ellesborough Road, Wendover	Major adverse	Moderate adverse	Moderate adverse	Moderate adverse	Negligible	Minor adverse	Minor adverse
105.2.002	View east from Wellwick Farm, Wendover	Moderate adverse	Minor adverse	Minor adverse	Minor adverse	Negligible	Minor adverse	Minor adverse
105.3.001	View north-east from the summit of Coombe Hill on the PRoW (Footpath ELL/64)	Moderate adverse	No further assessment required	Moderate adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
105.3.002	View north-east from the Aylesbury Ring PRoW (Footpath WEN/6), west of Wendover	Major adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
105.3.003	View east from the summit of Bacombe Hill on the PRoW (Footpath WEN/15C)	Major adverse	No further assessment required	Moderate adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
106.2.001	View west from dwellings on Bridleways and Thornton Crescent, Wendover	Negligible	Negligible	Negligible	Negligible	Negligible	No further assessment required	No further assessment required
106.3.001	View south-west from the PRoW (Footpath WEN/54) to the west of Wendover	Moderate adverse	No further assessment required	Negligible	No further assessment required	No further assessment required	No further assessment required	No further assessment required
107.2.001	View east from dwellings at Butler's Cross, Ellesborough	Negligible	Negligible	Negligible	No further assessment required	Negligible	No further assessment required	No further assessment required
107.2.002	View south-east from dwellings on Nash Lee Road, Nash Lee	Major adverse	Moderate adverse	Major adverse	Major adverse	Minor adverse	Minor adverse	Minor adverse
107.2.003	View east from dwellings in the settlement of Terrick	Negligible	Negligible	Negligible	No further assessment required	Negligible	No further assessment required	No further assessment required
107.7.001	View north-east from Ellesborough Golf Course	Negligible	No further assessment required	Negligible	No further assessment required	No further assessment required	No further assessment required	No further assessment required
108.2.001	View south-west from dwellings on Nash Lee Lane, Wendover	Major adverse	Major adverse	Major adverse	Major adverse	Negligible	Minor adverse	Minor beneficial
108.4.001	View south-west from the A413 Wendover Road	Moderate adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Minor beneficial	Minor beneficial
109.2.001	View east from dwellings on Risborough Road	Moderate adverse	Negligible	Moderate adverse	Moderate adverse	Negligible	Minor adverse	Minor adverse
109.4.001	View east from the B4009, Nash Lee Road	Moderate adverse	No further assessment required	Moderate adverse	Minor adverse	No further assessment required	Negligible	Negligible



# Part 4 Schedule of not significant effects

## 1 Temporary effects arising during construction

1.1.1 Due to the scale of the construction activities, works will be highly visible in many locations and will have the potential to give rise to significant effects which cannot be mitigated. This is commonplace with construction of major infrastructure projects, but it should be noted that these effects are temporary in nature and relate to the peak construction phase. Effects during other phases of works are likely to be less due to less construction equipment being required at the time and a reduced intensity of construction activity.

### 1.2 Landscape assessment

1.2.1 Table 4 summarises the assessment for all the LCA identified within the study area, which are considered to experience not significant effects (minor or negligible) during construction of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 10, Section 9.

Table 4: Schedule of not significant landscape effects during construction

Landscape character area	Description of effect
Great Hampden LCA	Construction will involve no loss of landscape elements within the LCA and the presence of construction activity in the adjacent LCA will not impact on the setting of this LCA. Therefore the magnitude of change to landscape character is considered to be negligible. Assessed alongside the high sensitivity of the character area, this will result in a negligible effect.
Chiltern Dip Slope (Chivery Top) LCA	Construction will involve no loss of landscape elements within the LCA and the presence of construction activity in the adjacent LCA will not impact on the setting of this LCA. Therefore the magnitude of change to landscape character is considered to be negligible. Assessed alongside the high sensitivity of the character area, this will result in a negligible effect.
Chiltern Scarp (Wendover East) LCA	Construction will involve no loss of landscape elements within the LCA and the presence of construction activity in the adjacent LCA will not impact on the setting of this LCA. Therefore the magnitude of change to landscape character is considered to be negligible. Assessed alongside the high sensitivity of the character area, this will result in a negligible effect.
Wendover Foothills East LCA	The introduction of plant and machinery into the lower lying vale landscape will indirectly affect the setting of this LCA as a result of intervisibility in the wider landscape, in particular from elevated locations. Therefore the magnitude of change to landscape character is considered to be low. Assessed alongside the high sensitivity of the character area, this will result in a minor adverse effect.

### 1.3 Visual assessment

1.3.1 Table 5 summarises the assessment for all the representative viewpoints identified within the study area which are considered to experience not significant effects (minor or negligible) during construction of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 10, Section 9. The construction assessment has been undertaken during winter, in line with best practice guidance, to ensure a robust assessment. However, in some cases, visibility of construction activities may be reduced during summer when vegetation, if present in a view, will be in leaf.

Table 5: Schedule of not significant visual effects during construction

Viewpoint	Description of effect
096.2.001: View west from dwellings within the settlement of The Lee	Construction activities will not be visible from this location due to the extent of intervening vegetation in the view. Therefore the magnitude of change is considered to be negligible.
	The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
	At night, minimal additional night glow associated with the construction activities will be perceptible although it will not be immediately attributed to the construction of the Proposed Scheme. On the basis of the above the magnitude of change is considered to be negligible therefore there will be a negligible effect at night.
096.3.001: View west from the PRoW (Footpath TLE/1) near Hunt's Green	Construction activities will be barely perceptible in the background of the view from this location due to the extent of intervening vegetation. Therefore the magnitude of change is considered to be negligible.
	The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
098.3.002: View west from the Chiltern Link PRoW (Footpath TLE/1) near The Lee	Construction activities will be visible the background of the view in the context of existing vertical elements including telegraph poles and pylons in the middle ground. Therefore the magnitude of change will be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
100.3.001: View west from the Chiltern Link PRoW (Footpath TLE/1) near Kingsash Farm	Construction activities will be barely perceptible in the background of the view due to the extent of intervening vegetation. Therefore the magnitude of change will be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.



Viewpoint	Description of effect
104.2.001: View west from Church Lane, Wendover	Construction activities will be barely perceptible in the background of the view due to the extent of intervening vegetation. Therefore the magnitude of change will be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
	At night, additional lighting associated with the construction activities will be visible, albeit it will appear as an extension of the sky glow emanating from the A413 Nash Lee Road transport corridor and will be indiscernible to the existing light attained in the view. On the basis of the above the magnitude of change is considered to be negligible therefore there will be a negligible effect at night.
104.2.002: View south-west from dwellings on Hampden Road, Wendover	Plant and machinery associated with the construction of the Wendover green tunnel will be visible in the background of this view, albeit not immediately apparent. Therefore the magnitude of change will be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
	At night, additional lighting associated with the construction activities will be visible, albeit it will appear as an extension of the sky glow emanating from the A413 Nash Lee Road transport corridor and will be indiscernible to the existing light attained in the view. On the basis of the above the magnitude of change is considered to be negligible therefore there will be a negligible effect at night.
104.2.003: View west from dwellings on Witchell, Wendover	Plant and machinery associated with the construction of the Wendover green tunnel will be visible in the background of this view, albeit not immediately apparent to the viewpoint due to the extent of intervening vegetation. Therefore the magnitude of change will be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
	At night, additional lighting associated with the construction activities will be visible, albeit it will appear as an extension of the sky glow emanating from the A413 Nash Lee Road transport corridor and will be indiscernible to the existing light attained in the view. On the basis of the above the magnitude of change is considered to be negligible therefore there will be a negligible effect at night.
104.3.003: View north-west from a Forestry Commission footpath near Boddington Fort, Wendover Woods	Construction activities will be visible the background of the view albeit not immediately apparent to the viewpoint. Vegetation in the foreground will also partially screen a large extent of construction activities in the lower-lying vale landscape. Therefore the magnitude of change will be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
105.2.002: View east from Wellwick Farm, Wendover	Significantly affected: refer to Volume 2.
	At night, additional lighting associated with the Nash Lee Road overbridge satellite compound and the Wendover green tunnel north portal satellite compound in the middle ground of the view will increase the extent of lighting attained albeit in the context of existing light associated with the settlement of Wendover and passing vehicles utilising the transport network. On the basis of the above the magnitude of change is considered to be low therefore there will be a minor adverse effect at night.
106.2.001: View west from dwellings on Bridleways and Thornton Crescent, Wendover	Construction activities will be barely perceptible in the background of the view due to the extent of intervening vegetation. Therefore the magnitude of change will be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
	At night, additional lighting associated with the construction activities will be visible, albeit it will appear as an extension of the sky glow emanating from the A413 Nash Lee Road transport corridor and will be indiscernible to the existing light attained in the view. On the basis of the above the magnitude of change is considered to be negligible therefore there will be a negligible effect at night.
107.2.001: View east from dwellings at Butler's Cross, Ellesborough	Construction activities will be barely perceptible in the background of the view due to the extent of intervening vegetation and distance from the plant and machinery. Therefore the magnitude of change will be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
	At night, additional lighting associated with the construction activities will be barely perceptible and will be indiscernible to the existing light attained in the view. On the basis of the above the magnitude of change is considered to be negligible therefore there will be a negligible effect at night.
107.2.003: View east from dwellings in the settlement of Terrick	Construction activities will be barely perceptible in the background of the view due to the extent of intervening vegetation. Therefore the magnitude of change will be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
	At night, additional lighting associated with the construction activities will be barely perceptible and will be indiscernible to the existing light attained in the view. On the basis of the above the magnitude of change is considered to be negligible therefore there will be a negligible effect at night.
107.7.001: View north-east from Ellesborough Golf Course	Construction activities will be barely perceptible in the background of the view due to the extent of intervening vegetation and distance from the plant and machinery. Therefore the magnitude of change will be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
109.2.001: View east from dwellings on Risborough	Significantly affected: refer to Volume 2.
	At night, additional lighting associated with the construction activities will be barely perceptible and will be indiscernible to the existing light attained in the view. On the basis of the above the magnitude of change is considered to be negligible therefore they will be a negligible effect at night.



## 2 Permanent effects arising during operation

### 2.1 Landscape assessment

2.1.1 Table 6 summarises the assessment for all the LCA identified within the study area, which are considered to experience not significant effects (minor or negligible) during the operation of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The year 15 and year 60 assessments take into account the further integration of the Proposed Scheme into the landscape following greater maturity of the proposed planting. The assessment of significant effects is presented in Volume 2, CFA Report 10, Section 9.

Table 6: Schedule of not significant landscape effects during operation

Landscape character area	Description of effect - operation year 1 (2026)	Description of effect - operation year 15 (2041)	Description of effect - operation year 60 (2086)
The Lee Undulating Valley Slopes LCA	Direct impacts on landscape components will occur within a small part of this LCA. The key characteristics of the landscape will be largely retained although tranquillity will be perceptibly reduced in the vicinity of the Proposed Scheme. The introduction of the Proposed Scheme will not be wholly uncharacteristic given the intervisibility with the existing transport routes present in the valley bottom in the adjacent Wendover Gap LCA although severance and loss of agricultural land will occur. The low magnitude of change assessed alongside the high sensitivity of the LCA will result in a minor adverse effect.	Although proposed planting will have matured, including that associated with the Grim’s Ditch, the magnitude of change is considered to remain as low, resulting in a minor adverse effect.	Although planting proposals will have matured further the magnitude of change is considered to remain as low, resulting in a minor adverse effect.
Wendover Gap LCA	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 60 of operation, the maturity of proposed planting will further integrate the Proposed Scheme into the rural landscape. Reinstated and proposed hedgerows will provide additional enclosure in the landscape and areas of woodland will be established, improving connectivity in the landscape. The Wendover Dean viaduct and Small Dean viaduct however will still be highly incongruous elements in the landscape. On the basis of the above the magnitude of change will reduce to low, reducing the impact to a not significant effect of minor adverse.
Great Hampden LCA	No change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in a negligible effect.	No change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in a negligible effect.	No change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in a negligible effect.
Chiltern Dip Slope (Chivery Top) LCA	No change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in a negligible effect.	No change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in a negligible effect.	No change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in a negligible effect.
Chiltern Scarp (Wendover East) LCA	No change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in a negligible effect.	No change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in a negligible effect.	No change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in a negligible effect.
Settlement (Wendover) LCA	The Proposed Scheme will affect the character of this LCA. Although existing development and vegetation will aid to integrate the Proposed Scheme into the landscape, it will be incongruous to the area. Direct effects to the landscape will be minimal and will principally relate to the loss of a small extent of vegetation to the west of the LCA. Taking the above into account, the magnitude of change is considered to be low. The low magnitude of change assessed alongside the high sensitivity of the LCA will result in a minor adverse effect.	By year 15 of operation the proposed planting will have established, further integrating features such as the Wendover green tunnel portals in the adjacent LCA. On the basis of the above the magnitude of change will reduce to negligible, reducing the impact to a negligible effect.	By year 60 of operation, the maturity of proposed planting will further integrate the Proposed Scheme into the landscape; however the magnitude of change will remain as negligible, resulting in a negligible effect.
Chiltern Scarp (Wendover West) LCA	The farmed landscape in the valley to the south will include the Proposed Scheme on embankment with the noise barriers present as a new feature in the landscape; whilst to the north a bare earth corridor identifying the location of the Wendover green tunnel will noticeably sever the agricultural landscape and will affect the setting	By year 15 of operation farming activities have resumed and will have taken on a similar appearance to that formerly, thereby the alignment of the Wendover green tunnel will not be discernible and will be further integrated into the landscape. Although planting proposals in the vicinity of Grove Farm and Nash Lee Road will have matured, the	By year 60 of operation, the maturity of proposed planting will further integrate the Proposed Scheme into the landscape. On the basis of the above the magnitude of change will reduce to negligible, reducing the impact to a negligible effect.



Landscape character area	Description of effect - operation year 1 (2026)	Description of effect - operation year 15 (2041)	Description of effect - operation year 60 (2086)
	of this LCA. On the basis of the above, the low magnitude of change assessed alongside the high sensitivity of the LCA will result in a minor adverse effect.	magnitude of change is considered to remain as low, resulting in a minor adverse effect.	
Chiltern Scarp (Coombe Hill) LCA	The farmed landscape in the valley below will unveil a bare earth corridor identifying the location of the Wendover green tunnel. Further north, the Wendover green tunnel portal will be visible where the Proposed Scheme will be in a cutting. The approach to the Nash Lee Road realignment will also signify newly introduced structures and changes in landform. These changes will affect the character of this LCA through their visual influence, however they will be perceived as being removed from the elevated Coombe Hill landscape. On the basis of the above, the low magnitude of change assessed alongside the high sensitivity of the LCA will result in a minor adverse effect.	By year 15 of operation farming activities will have resumed and will have taken on a similar appearance to that formerly present, thereby the alignment of the Wendover green tunnel will not be discernible. Although planting proposals in the vicinity of Nash Lee Road will have matured, the magnitude of change is considered to remain as low, resulting in a minor adverse effect.	By year 60 of operation, the maturity of proposed planting will further integrate the Proposed Scheme into the landscape. On the basis of the above the magnitude of change will reduce to negligible, reducing the impact to a negligible effect.
Wendover Foothills (West) LCA	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 60 of operation the proposed planting will have established to better integrate features such as the Wendover green tunnel portal and the Nash Lee Road realignment. The alignment of the Wendover green tunnel will not be discernible. On the basis of the above the magnitude of change will reduce to low, reducing the impact to a not significant effect of minor adverse.
Wendover Foothills (East) LCA	No change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in a negligible effect.	No change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in a negligible effect.	No change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in a negligible effect.
Risborough Foothills LCA	The Nash Lee Road realignment will be present in the north-eastern fringe of the Risborough Foothills LCA and will be the main feature present in the landscape. Intervisibility with passing traffic on Nash Lee Road as a consequence of vegetation removed during the construction phase will affect the setting of the landscape. Proposed and reinstated planting will not further integrate any features into the landscape at year 1 of operation. On the basis of the above, the magnitude of change assessed alongside the medium sensitivity of the LCA will result in a minor adverse effect.	By year 15 of operation planting proposals in the vicinity of Nash Lee Road will have matured. The magnitude of change will reduce to negligible, resulting in a negligible effect.	By year 60 of operation, the maturity of proposed planting will further integrate the Proposed Scheme into the landscape; however the magnitude of change will remain as negligible, resulting in a negligible effect.
Longwick Vale LCA	Significantly affected: refer to Volume 2.	By year 15 of operation planting proposals in the vicinity of Nash Lee Road, the Stoke Grove auto-transformer station and the maintenance loop sidings will have matured, better integrating the Proposed Scheme into the landscape. On the basis of the above the magnitude of change will reduce to low, reducing the impact to a not significant effect of minor adverse.	By year 60 of operation, the maturity of proposed planting will further integrate the Proposed Scheme into the landscape; however the magnitude of change will remain as low, resulting in a minor adverse effect.
Southern Vale LCA	The Nash Lee Road realignment will directly affect the south-western fringe of the Southern Vale LCA together with earthworks mitigation and the Stoke Grove auto-transformer station in the adjacent LCA. Farming activities will have just resumed and planting proposals will do little to integrate the Proposed Scheme at this stage. On the basis of the above, the low magnitude of change assessed alongside the low sensitivity of the LCA will result in a minor adverse effect.	By year 15 of operation planting proposals in the vicinity of Nash Lee Road will have matured and will screen views towards the Nash Lee Road realignment and Stoke Grove auto-transformer station. The magnitude of change will reduce to negligible, resulting in a negligible effect.	By year 60 of operation, the maturity of proposed planting will further integrate the Proposed Scheme into the landscape; however the magnitude of change will remain as negligible, resulting in a negligible effect.



2.2 Visual assessment

2.2.1 Table 7 summarises the assessment for all the representative viewpoints identified within the study area which are considered to experience not significant effects (minor or negligible) during operation of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The year 15 and year 60 assessments take into account how greater maturity of proposed planting may further screen views of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 10, Section 9.

Table 7: Schedule of not significant visual effects during operation

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
095.2.002: View east from dwellings on London Road, Wendover Dean	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation, planting established on the crest of the slope will have matured, providing additional screening to elements of the Proposed Scheme although part of the overhead line equipment will still be visible. This will reduce effects to being not significant. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.	By year 60 of operation, the proposed planting will have further matured, however it will not provide any additional screening towards the Proposed Scheme. The planting associated with Grim’s Ditch will be more pronounced, improving the condition of this feature in the landscape. The overhead line equipment however will still be visible. On the basis of the above the significance of effect will remain as minor adverse.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
095.3.001: View east from the PRoW (Footpath WEN/38) near Wendover Dean	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 60 of operation the proposed planting will have matured and will provide some additional screening towards the Proposed Scheme. The magnitude of will reduce to low, resulting in a minor adverse effect.
096.2.001: View west from dwellings within the settlement of The Lee	The Proposed Scheme will not be visible from this location. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
096.3.001: View west from the PRoW (Footpath TLE/1) near Hunt's Green	The Proposed Scheme will not be visible from this location. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
096.4.002: View west from King’s Lane near Potter Row	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation, reinstated and proposed planting will have become established and will provide some additional screening. On the basis of the above the magnitude of change is considered to be low, resulting in a minor adverse effect.	By year 60 of operation the Proposed Scheme will be further integrated into the landscape as a result of maturing vegetation, however the magnitude of change will remain low, resulting in a minor adverse effect



Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
097.2.001: View east from dwellings on Bowood Lane, Wendover Dean	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation, planting established will have matured, providing some additional screening and improving connectivity in the landscape. The impact will reduce effects to being not significant. On the basis of the above the magnitude of change is considered to be low, resulting in a minor adverse effect.	By year 60 of operation the Proposed Scheme will be further integrated into the landscape as a result of maturing vegetation, however the magnitude of change will remain low, resulting in a minor adverse effect
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
097.2.003: View south-east from Upper Wendoverdean Farm	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
097.3.001: View east from the PRoW (Footpath WEN/37) on Bowood Lane	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15, planting established adjacent to Bowood Lane will have matured and will entirely screen views of the Proposed Scheme and vegetation losses at Jones’ Hill Wood and will introduce a new woodland feature which will restrict open views towards the elevated plateau. However, woodland enclosing views in the vicinity of sunken laneways is a common characteristic of the wider Chilterns AONB landscape. The medium magnitude of change assessed against the high sensitivity of the receptor will result in a minor beneficial effect.	By year 60 of operation the Proposed Scheme will be further integrated into the landscape as a result of maturing vegetation, however the magnitude of change will remain medium, resulting in a minor beneficial effect.
097.4.001: View north-east from Cobblershill Lane	Significantly affected: refer to Volume 2.	During the summer of year 1 of operation, screening afforded by the intervening vegetation will reduce effects to being not significant. The low magnitude of change assessed against the medium sensitivity of the receptor will result in a minor adverse effect	By year 15, farming activities in the background of the view will have resumed and the landscape will largely take the appearance of that formerly resulting in not significant effects. The low magnitude of change assessed against the medium sensitivity of the receptor will result in a minor adverse effect	By year 60, the impact of the Proposed Scheme will remain the same, resulting in a minor adverse effect.
098.2.001: View west from Strawberry Hill Cottage, King’s Lane	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.



Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
098.3.001: View west from the PRow (Footpath TLE/3) on Bowood Lane	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15, planting established adjacent to Bowood Lane will have matured and will entirely screen views of the Proposed Scheme and vegetation losses at Jones’ Hill Wood and will introduce a new woodland feature which will restrict open views across the valley. However, woodland enclosing views in the vicinity of sunken laneways is a common characteristic of the wider Chilterns AONB landscape. The medium magnitude of change assessed against the high sensitivity of the receptor will result in a minor beneficial effect.	By year 60 of operation the Proposed Scheme will be further integrated into the landscape as a result of maturing vegetation, however the magnitude of change will remain medium, resulting in a minor beneficial effect.
098.3.002: View west from the Chiltern Link PRow (Footpath TLE/1) near The Lee	The Proposed Scheme will not be visible from this location although vegetation losses at Jones’ Hill Wood will be perceptible. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.	The effects during the summer of year 1 of operation will remain the same as those during winter of year 1 of operation. There will be a minor adverse effect.	The route will not be visible from this location although matured planting proposals will take begin to take effect, slightly improving the composition of the view, albeit they will not be immediately apparent. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	The route will not be visible from this location although matured planting proposals will improve the connectivity in the landscape and discernibly improve the composition of the view. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor beneficial effect.
099.2.001: View north-east from The Laurels, Rocky Lane	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 60 of operation the proposed planting adjacent to Rocky Lane will have further matured and will better integrate the Rocky Lane realignment and route of the Proposed Scheme into the landscape. The magnitude of change is considered to be low, resulting in a minor adverse effect.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
099.3.001: View east from PRow (Bridleway GLH/46) at Hampdenleaf Wood near Little Hampden	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 reinstated planting will have matured and provide partial screening whilst farming activities will have resumed and will appear as they did formerly. This will reduce effects to being not significant. The magnitude of change will be low resulting in a minor adverse effect.	By year 60, the impact of the Proposed Scheme will remain the same, resulting in a minor adverse effect.
099.4.001: View east from Cobblershill Lane	Significantly affected: refer to Volume 2.	In summer of year 1 of operation, the screening effects of vegetation in the view will reduce effects to being not significant. The magnitude of change will be low resulting in a minor adverse effect.	By year 15 reinstated planting will slightly improve the composition of the view although effects will remain unchanged from the summer of year 1 of operation and will be minor adverse.	By year 60 reinstated planting will further improve the composition of the view although effects will remain unchanged from the summer of year 15 of operation and will be minor adverse.
099.5.001: View east from the Firecrest public house	The Wendover Dean viaduct will be visible to the right of the view, partially screened by the intervening vegetation lining London Road in the foreground. To the left of this elevated feature, views of the overhead line equipment will be intermittently attainable. Therefore there will be a minor adverse effect.	In summer of year 1 of operation, the screening effects of vegetation in the view will further reduce visibility of the Proposed Scheme albeit not of a sufficient scale to alter the assessment findings. Therefore there will be a minor adverse effect.	By year 15 reinstated planting will slightly improve the composition of the view although effects will remain unchanged from the summer of year 1 of operation and will be minor adverse.	By year 60 reinstated planting will further improve the composition of the view although effects will remain unchanged from the summer of year 15 of operation and will be minor adverse.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.



Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
100.2.001: View south-west from dwellings at the junction of King’s Lane and Rocky Lane, Kingsash	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
100.2.002: View north from Hartley Farm, Rocky Lane	The route will not be visible from this location although the realignment of Rocky Lane will be. Vegetation losses associated with this realignment will be perceptible to the viewer with proposed planting providing little by way of integration in the summer of year 1 of operation. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.	The effects during the summer of year 1 of operation will remain the same as those during winter of year 1 of operation. There will be a minor adverse effect.	By year 15 reinstated and proposed planting will better integrate the Rocky Lane realignment into the landscape. The magnitude of change will be negligible resulting in a negligible effect.	By year 60 reinstated and proposed planting will further integrate the Rocky Lane realignment into the landscape although effects will remain unchanged from the summer of year 15 of operation and will be negligible.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
100.3.001: View west from the Chiltern Link PRoW (Footpath TLE/1) near Kingsash Farm	The Proposed Scheme will not be visible from this location. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
101.2.002: View east from dwellings Near Little London, Dunsmore	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 60 of operation the proposed planting will have matured and will further integrate the Proposed Scheme into the landscape, partially screening views. The magnitude of change will be low, resulting in a minor adverse effect.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
101.2.003: View east from dwellings on London Road, Small Dean	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
101.2.004: View east from dwellings on Small Dean Lane	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 60 of operation reinstated and proposed planting will have matured and will better integrate the Proposed Scheme into the landscape. The magnitude of change will be low, resulting in a minor adverse effect.



Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
101.2.005: View east from dwellings on Rocky Lane	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation reinstated and proposed planting will have matured and will better integrate the Rocky Lane underbridge and route into the landscape. The magnitude of change will be low, resulting in a minor adverse effect.	By year 60 reinstated and proposed planting will further integrate the Rocky Lane realignment into the landscape although effects will remain unchanged from the summer of year 15 of operation and will be minor adverse.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
101.2.006: View north-west from dwellings on London Road, Small Dean	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
101.3.001: View east from a restricted bridleway off the Icknield Way Trail (Bridleway WEN/13)	Significantly affected: refer to Volume 2.	In summer of year 1 of operation, the screening effects of vegetation in the view will reduce the effect to being not significant. The magnitude of change will be low, resulting in a minor adverse effect.	As there is no proposed intervening planting the magnitude of change will remain the same as in year 1 of operation during summer, therefore there will be a minor adverse effect.	As there is no proposed intervening planting the magnitude of change will remain the same as in year 1 of operation during summer, therefore there will be a minor adverse effect.
101.4.001: View south-east from Dunsmore Lane	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation reinstated and proposed planting will have matured and will better integrate the Proposed Scheme into the landscape. The magnitude of change will be low, resulting in a minor adverse effect.	By year 60 reinstated and proposed planting will further integrate the Proposed Scheme into the landscape although effects will remain unchanged from the summer of year 15 of operation and will be minor adverse.
102.3.001: View south-west from the Ridgeway and the Chiltern Link PRoW (Bridleway WEN/46) on Hogtrough Lane	Significantly affected: refer to Volume 2.	In summer of year 1 of operation, the screening effects of vegetation in the view will reduce the effect to being not significant. The magnitude of change will be low, resulting in a minor adverse effect.	By year 15 of operation reinstated and proposed planting will have matured and will better integrate the Proposed Scheme into the landscape resulting in a minor adverse effect.	By year 60 of operation reinstated and proposed planting will have matured further and will better integrate the Proposed Scheme into the landscape resulting in a negligible effect.
103.2.001: View south-east from dwellings on Ellesborough Road, Wendover	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation the reinstated planting will have matured and will partially screen views towards the Bacombe Lane realignment and will better integrate the reinstated Ellesborough Road into the landscape. The magnitude of change will be low, resulting in a minor adverse effect.	By year 60 of operation the reinstated planting will have matured to such an extent that it will be indiscernible to that existing at present. The magnitude of change will be negligible resulting in a negligible effect.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.



Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
103.3.001: View north from the PRoW (Footpath WEN/13A) off Bacombe Lane	In the winter of year 1 of operation the Proposed Scheme will be visible due to discernible alterations to the landform in the right of the view. The magnitude of change will be low, resulting in a minor adverse effect.	The effects during the summer of year 1 of operation will remain the same as those during winter of year 1 of operation. There will be a minor adverse effect.	During year 15 of operation, although farming activities will have resumed and the land will have taken on an appearance similar to which it was formerly, the alterations in landform will still be discernible. The significance of effect will remain unchanged and will be minor adverse.	By year 60 of operation the significance of effect will still remain unchanged and will be minor adverse.
104.2.001: View west from Church Lane, Wendover	The Proposed Scheme will not be visible from this location. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
104.2.002: View south-west from dwellings on Hampden Road, Wendover	The Proposed Scheme will not be perceptibly visible from this location. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
104.2.003: View west from dwellings on Witchell, Wendover	The Proposed Scheme will not be visible from this location. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
104.3.002: View south-west from the PRoW (Bridleway WEN/14) on Bacombe Lane, Wendover	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	<p>The view of the Proposed Scheme from this location during year 15 of operation is illustrated on the photomontage shown in Figure LV-01-235 (Volume 2, CFA10 Map Book).</p> <p>By year 15 of operation proposed planting will have matured and will better integrate the Proposed Scheme into the landscape. Views towards the Proposed Scheme will be screened and the extent of woodland in the view will be increased. The magnitude of change will be low, resulting in a minor beneficial effect.</p>	By year 60 of operation, matured proposed planting will further integrate the Proposed Scheme into the landscape, although the effects will remain the same as in year 15 of operation, minor beneficial.



Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
104.3.003: View north-west from a Forestry Commission footpath near Boddington Fort, Wendover Woods	The Proposed Scheme will be visible, albeit not immediately apparent from this location. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	The Proposed Scheme will be visible, albeit not immediately apparent from this location. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	The Proposed Scheme will be visible, albeit not immediately apparent from this location. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	The Proposed Scheme will be visible, albeit not immediately apparent from this location. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
105.2.001: View north from dwellings on Ellesborough Road, Wendover	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation the reinstated and proposed planting will have matured and will further integrate the Proposed Scheme into the landscape. Farming activities will have also resumed and the fields will have taken on a similar appearance to that existing at present. The magnitude of change will be low, resulting in a minor adverse effect.	By year 60 of operation the reinstated and proposed planting will have matured even further, however the magnitude of change will remain as low, resulting in a minor adverse effect.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
105.2.002: View east from Wellwick Farm, Wendover	The view of the Proposed Scheme from this location during the winter of year 1 of operation is illustrated on the photomontage shown in Figure LV-01-053 (Volume 2, CFA10 Map Book).  The B4009 Nash Lee Road overbridge (approximately 800m from the viewpoint) will for the most part be screened by the intervening sparse hedgerow vegetation in the middle ground of this view. The mitigation earthworks will serve to screen views of the passing high speed trains and overhead line equipment, and where visible, will be relatively inconspicuous. The magnitude of change will be low, resulting in a minor adverse effect.	During the summer of year 1 of operation the impact of the Proposed Scheme will not alter drastically from that of the winter. Therefore the magnitude of change will remain low, resulting in a minor adverse effect.	During year 15 reinstated planting will have established and will partially screen views towards the Proposed Scheme. The magnitude of change will be negligible, resulting in a negligible effect.	By year 60 of operation reinstated and proposed planting will have matured and will better integrate the Proposed Scheme into the landscape, improving the composition of the view. The magnitude of change will be low resulting in a minor beneficial effect.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
105.3.001: View north-east from the summit of Coombe Hill on the PRoW (Footpath ELL/64)	Significantly affected: refer to Volume 2.	In summer of year 1 of operation, the screening effects of vegetation in the view will reduce effects to being not significant. The magnitude of change will be low, resulting in a minor adverse effect.	By year 15 of operation reinstated and proposed planting will have matured and will better integrate the Proposed Scheme into the landscape. The effects however, will remain the same as in year 1 of operation and will be minor adverse.	By year 60 of operation reinstated and proposed planting will have further matured, however the effects will remain the same as in year 15 of operation and will be minor adverse.



Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
105.3.002: View north-east from the Aylesbury Ring PRoW (Footpath WEN/6), west of Wendover	<p>The view of the Proposed Scheme from this location during the winter of year 1 of operation is illustrated on the photomontage shown in Figure LV-01-055 (Volume 2, CFA10 Map Book).</p> <p>Although the Proposed Scheme will for the most part be in the Wendover green tunnel across the breadth of the view, it will be noticeable due to the alteration in landform in the middle ground of the view. To the right of the view the loss of vegetation and demolition of buildings which occurred during the construction period will still be apparent in the background. To the left of the view, the Proposed Scheme will be in cutting and the mitigation earthworks will screen views towards the passing high speed trains, overhead line equipment and the Wendover green tunnel portal. The realigned National Grid overhead power line and pylon tower will be visible but will not be immediately apparent. The magnitude of change will be low, resulting in a minor adverse effect.</p>	<p>The effects during the summer of year 1 of operation will remain the same as those during winter of year 1 of operation. There will be a minor adverse effect.</p>	<p>By year 15 of operation reinstated and proposed planting will have matured and will further integrate the Proposed Scheme into the landscape in combination with farming activities resuming and taking on the appearance of that formerly. However the magnitude of change will remain low, leading to a minor adverse effect.</p>	<p>By year 60 of operation reinstated and proposed planting will have further matured, however the effects will remain the same as in year 15 of operation and will be minor adverse.</p>
105.3.003: View east from the summit of Bacombe Hill on the PRoW (Footpath WEN/15C)	Significantly affected: refer to Volume 2.	<p>In summer of year 1 of operation, the screening effects of vegetation in the view will reduce effects to being not significant. The magnitude of change will be low, resulting in a minor adverse effect.</p>	<p>By year 15 of operation reinstated and proposed planting will have matured and will better integrate the Proposed Scheme into the landscape. The effects however, will remain the same as in year 1 of operation and will be minor adverse.</p>	<p>By year 60 of operation reinstated and proposed planting will have further matured, however the effects will remain the same as in year 15 of operation and will be minor adverse.</p>
106.2.001: View west from dwellings on Bridleways and Thornton Crescent, Wendover	<p>The Proposed Scheme will be barely perceptible from this location. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.</p>	<p>The Proposed Scheme will not be perceptibly visible from this location. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.</p>	<p>No further assessment required.</p>	<p>No further assessment required.</p>
	<p>At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.</p>	<p>No further assessment required.</p>	<p>No further assessment required.</p>	<p>No further assessment required.</p>
106.3.001: View south-west from the PRoW (Footpath WEN/54) to the west of Wendover	<p>The Proposed Scheme will not be perceptibly visible from this location. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.</p>	<p>No further assessment required</p>	<p>No further assessment required</p>	<p>No further assessment required</p>
107.2.001: View east from dwellings at Butler's Cross, Ellesborough	<p>The Proposed Scheme will not be perceptibly visible from this location. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.</p>	<p>No further assessment required</p>	<p>No further assessment required</p>	<p>No further assessment required</p>
	<p>At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.</p>	<p>No further assessment required</p>	<p>No further assessment required</p>	<p>No further assessment required</p>
107.2.002: View south-east from dwellings on Nash Lee Road, Nash Lee	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	<p>During the summer of year 15 of operation the proposed and reinstated planting will have established and will better integrate the Proposed Scheme into the landscape. The magnitude of change will be low leading to a minor adverse effect.</p>	<p>By year 60, although proposed planting will have matured the impact of the Proposed Scheme will remain the same as of year 15 of operation. There will be minor adverse effect.</p>



Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
	At night, additional lighting associated with the Nash Lee Road realignment and intermittent lighting associated with passing vehicles on this realignment will be visible in proximity to the viewpoint as a result of vegetation losses. The magnitude of change is considered to be low, resulting in a minor adverse effect.	No further assessment required.	No further assessment required.	No further assessment required.
107.2.003: View east from dwellings in the settlement of Terrick	The Proposed Scheme will not be perceptibly visible from this location. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	No further assessment required	No further assessment required	No further assessment required
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required	No further assessment required	No further assessment required
107.7.001: View north-east from Ellesborough Golf Course	The Proposed Scheme will not be perceptibly visible from this location. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	No further assessment required	No further assessment required	No further assessment required
108.2.001: View south-west from dwellings on Nash Lee Lane, Wendover	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation proposed planting will have matured and begin to integrate the Proposed Scheme into the landscape. The magnitude of change will be low resulting in a minor adverse effect.	By year 60 of operation the proposed planting will have further matured and will alter the composition of the view, whereby it will appear well wooded, screening the Proposed Scheme. The magnitude of change will be low, resulting in a minor beneficial effect.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
108.4.001: View south-west from the A413 Wendover Road	The Proposed Scheme will be visible from this location due to the removal of vegetation associated with the construction phase and introduction of new elements into the landscape. The magnitude of change will be low resulting in a minor adverse effect.	During the summer of year 1 of operation the impact of the Proposed Scheme will not alter drastically from that of the winter. Therefore the magnitude of change will remain low, resulting in a minor adverse effect.	By year 15 proposed planting will have established and will better integrate the Proposed Scheme into the landscape. The magnitude of change will be low, resulting in a minor beneficial effect.	By year 60 proposed planting will have further matured established and will further integrate the Proposed Scheme into the landscape, however the effect will remain the same as in year 15 of operation, minor beneficial.
109.2.001: View east from dwellings on Risborough Road	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation reinstated and proposed planting will have matured and will better integrate the Proposed Scheme into the landscape resulting in not significant effects. The magnitude of change will be low, resulting in a minor adverse effect.	By year 60 of operation reinstated and proposed planting will have further matured however effects will remain the same as of year 15 of operation and will be minor adverse.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.



Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
109.4.001: View east from the B4009, Nash Lee Road	Significantly affected: refer to Volume 2.	In summer of year 1 of operation, the screening effects of vegetation in the view will reduce effects to being not significant. The magnitude of change will be low, resulting in a minor adverse effect.	By year 15 of operation reinstated and proposed planting will have matured and will better integrate the Proposed Scheme into the landscape. The magnitude of change will be negligible, resulting in a negligible effect.	By year 60 of operation reinstated and proposed planting will have further mature, however the magnitude of change will remain the same as of year 15 of operation. Therefore there will be a negligible effect.



## Part 5 References

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